

SEATTLE HOUSING AUTHORITY

MOVING TO NEW WAYS DEMONSTRATION PROGRAM FISCAL YEAR 2006 ANNUAL PLAN



JULY 18, 2005

SEATTLE HOUSING AUTHORITY

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Wilma Brooks, Schwabacher House resident and participant in Operation
Frontline, learns to cook healthy and affordable meals; Kim Collins, High Point
resident and carpenter apprentice; new rental townhomes at High Point with the
downtown Seattle skyline in the background.

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EXECUTIVE SUMMARY

What is Moving To new Ways?

The Seattle Housing Authority (SHA) is one of about 30 housing authorities across the country participating in the U.S. Department of Housing and Urban Development (HUD) “Moving To new Ways” (MTW) Demonstration Program.¹ This program allows SHA to test innovative methods to improve housing services and better meet local needs. While in MTW, SHA may propose and implement alternatives to federal regulations for issues spelled out in a January 1999 agreement between HUD and SHA. Fiscal year 2006 will be SHA’s seventh year in MTW.

Each July, SHA adopts an annual plan that describes activities planned for the following fiscal year and highlights MTW initiatives.² Each December, SHA prepares an annual report describing the previous fiscal year’s accomplishments.

Stakeholder involvement

As part of developing the MTW Plan and annual budget, SHA provides opportunities for public review and comment. The primary opportunity is a public hearing. Residents are notified of the hearing through: *The Voice*, a monthly newspaper for SHA residents; a notice on rent statements; posters in SHA buildings; and a letter to about 100 resident leaders. The general public is informed via

¹ Because HUD’s name for the demonstration, “Moving To Work,” sounded like a jobs program for SHA residents, the demonstration has been renamed, “Moving To new Ways,” to keep the acronym and avoid confusion over the program’s purpose.

² SHA’s fiscal year runs from October 1 through September 30.

SHA’s monthly e-mail newsletter, *Building Community*, to about 1,000 people; posting on www.seattlehousing.org; and an ad in the newspaper of record, the *Daily Journal of Commerce*.

Public hearing: About 40 people, including residents and members of the general public, attended the public hearing on June 8, 2005 at PorchLight. Audience members commented on the annual budget and MTW plan.

Joint Policy Advisory Committee: JPAC, a body of resident representatives that advises SHA on policy issues, discussed major plan activities on May 19, 2005. About 25 resident leaders were present. Issues discussed included: impacts of the public housing high-rise renovation program, suitability screening and the scattered sites reconfiguration.

What is in this plan?

The Annual Plan follows an outline established in the MTW agreement:

Section I: Households Served projects the number and characteristics of households in SHA housing programs and on wait lists for housing assistance for the next fiscal year.

Section II: Occupancy Policies provides updates on adopted policies and describes new policies to be developed or implemented in FY 2006.

Section III: Changes in Housing Stock describes how and why SHA housing resources will change during the year.

Section IV: Sources and Amounts of Funding estimates FY 2006 revenues.

Section V: Uses of Funds presents the FY 2006 budget compared to FY 2005, and describes upcoming projects, and level and adequacy of financial reserves.

Section VI: Capital Planning lists capital, disposition, demolition and redevelopment activities in FY 2006, including revitalization of NewHolly, Rainier Vista and High Point.

Section VII: Owned and Managed Units projects performance on required indicators in public housing: vacancy rates, rent collection, work orders and inspections.

Section VIII: Administration of Leased Housing projects performance on selected indicators and describes new policies for the Housing Choice Voucher Program.

Section IX: Resident Programs describes FY 2006 community and supportive services.

Moving to new Ways priorities for FY 2006

SHA's MTW Agreement with HUD contains a specific list of activities for which SHA may exercise its MTW flexibility. MTW activities for FY 2006 are described in the table below.

SHA will request an extension of the MTW agreement indefinitely or until such time as a successor program is developed. This would allow SHA to combine MTW flexibility with new HUD initiatives, give more time for the effects of the MTW policies to become apparent, and keep in place elements that support successful community revitalization and one-for-one low-income housing replacement – the block grant budget authority and ability to project-base Housing Choice Voucher subsidy in partnership- and SHA-owned units.

Areas for innovation from the MTW Agreement	Activity in FY 2006
Create new Public Housing rent policy to foster resident self-sufficiency, and reduce administrative burden and intrusion into residents' privacy.	Policy revisions were adopted on June 20, 2005 (Resolution 4785, Appendix F) and will be implemented in FY 2006 to strengthen the effectiveness of incentives for employment, maintain high occupancy and reduce the possibility of income manipulation. Changes are described in Section II.
Create site-based wait lists (applicant choice policy).	Effects of the applicant choice policy will continue to be evaluated; the policy or procedures may be refined to streamline admissions. Affirmative fair marketing will be implemented.
Designate one or more public housing high-rise buildings for seniors.	Designation of Westwood Heights and Ballard House was recently renewed for two years. Implementation of the Ballard House designation will continue into FY 2006.
Create mandatory self-sufficiency program participation requirements for residents who are employable but not currently employed.	A new lease, with self-sufficiency requirements, was developed for High Point in FY 2005. A new lease for Rainier Vista was created in FY 2004.
Create a new lease and community rules based on proven private management models.	Leases and community rules for Rainier Vista and High Point support community revitalization and incorporate private sector practices to assure investors that the communities will be well managed. During FY 2004, SHA elected not to change the lease or community rules in scattered sites to allow the effects of LIPH-wide admissions preferences and screening criteria changes to be assessed. Lease changes may be proposed in FY 2006.

Areas for innovation from the MTW Agreement	Activity in FY 2006
Operate Family Self-Sufficiency (FSS) to meet locally-defined needs.	In FY 2006, SHA will add new members to the FSS Program Coordinating Committee. FSS staff will improve case management through more participant contact and better coordination of services. SHA will also improve tracking and outcome reporting through the use of a database.
Create Jobs and Resource Centers in large SHA family public housing communities.	Grant funding let SHA create The Job Connection at Yesler Terrace, NewHolly, Rainier Vista, High Point and the north end. In FY 2006, SHA will look for grants and support partners' fundraising to maintain the highest possible level of service.
Combine public housing operating and capital funds and tenant-based voucher assistance into a single fungible budget. Establish obligation and expenditure timelines in the Annual MTW Plan.	SHA will continue this practice in FY 2006.
Maintain an operating reserve consistent with sound housing management practices.	SHA will continue this practice in FY 2006.
Merge Housing Choice vouchers and certificates into a single program.	In 2005, SHA began systematically converting the about 300 remaining certificates to vouchers at each certificate holder's annual review. This process will be completed in FY 2006.
Tailor the Housing Choice Voucher tenant-based assistance program to local needs.	In FY 2006, SHA will implement many changes to stretch increasingly limited funds to serve the number of authorized households (Resolution 4784, see Appendix G). Changes include: new occupancy standards, rent policies to ensure that all income available for living expenses is used in the calculation of tenant rent (see Section II), and new fines to increase participant and landlord accountability and compliance (see Section VIII). A few changes require MTW flexibility.
Adopt a policy for project-basing Housing Choice Vouchers to meet local needs.	No amendments are proposed for FY 2006.
Cooperate with other housing authorities to further MTW goals.	SHA and the King County Housing Authority will work together on a ROSS-funded Section 8 home ownership grant for 30 households to buy homes.
Adopt an alternative procurement system that is competitive and results in SHA paying reasonable prices to qualified contractors.	SHA's overall procurement policies are consistent with federal regulations.
Create a reasonable and less expensive process for determining, applying, and reporting HUD-determined wage rates.	SHA will evaluate whether to propose streamlining the monitoring of prevailing wages on contracts with HUD-determined wage rates. SHA is discussing with HUD whether to amend procurement policies to streamline bidding and contracting for contracts under \$35,000 to incorporate by reference prevailing wages and federal labor standards information from Dept. of Labor's website, rather than including the entire, lengthy text in bid documents or contracts.

Areas for innovation from the MTW Agreement	Activity in FY 2006
Simplify and streamline HUD approval for home ownership, mixed finance agreements, partnerships, property demolition and disposition.	SHA will follow the Atlanta protocol for mixed finance closings and a slightly modified Atlanta protocol to streamline disposition.
Replace HUD's Total Development Cost (TDC) limits with reasonable limits that reflect the local market place for quality construction.	If HUD's current TDCs are not adequate to take into account significant increases in the prices of lumber and fuel affecting building supply prices, SHA will adjust TDCs to local conditions.
Simplify, streamline and enhance management and maintenance.	SHA will continue to support the portfolio management structure, using MTW as needed.
Deploy a cost-benefit and risk management approach for property inspections in lieu of HUD requirements for comprehensive annual inspections.	The public housing inspection protocol began in FY 2003; no changes are planned for FY 2006. SHA continues to evaluate options for inspecting Housing Choice Voucher units.
Deploy a cost benefit approach for resource conservation in lieu of the HUD-required energy audits every five years.	The resource conservation protocol adopted in FY 2003 is being implemented.
SHA may enter into contracts with any related nonprofit.	SHA has hired a fundraising firm, The Collins Group, to develop a human services funding strategic plan, which may include creating a related nonprofit. The plan will be implemented in FY 2006.
Purchase properties without prior HUD approval as long as HUD site selection criteria are met.	Under MTW, SHA has purchased several properties without prior HUD approval. This practice will continue in FY 2006 with purchases to replace disposed or demolished public housing. SHA has developed an "acquisition protocol" to ensure appropriate review and documentation of purchases.
Establish reasonable, modest design guidelines, unit size guidelines and unit amenity guidelines for development and redevelopment activities.	Through its various HOPE VI projects, SHA has taken advantage of this MTW flexibility.
Use SHA's own form of construction contract rather than the HUD prescribed form.	Under MTW, SHA developed a construction contract that retains HUD requirements and provides more protection for the housing authority. For example, it specifies alternative dispute resolution methods that reduce risk and cost.
Implement "conditional leasing" in public housing to allow applicants who do not meet SHA's suitability criteria to demonstrate that they would be good tenants.	SHA is no longer considering this idea.
Create a local admissions preference for applicants enrolled in City jobs programs for voluntary time limited housing assistance.	SHA and the City are no longer considering this idea.
Partner with the City of Seattle to share responsibilities and resources for an integrated Family Self-Sufficiency program.	SHA is no longer considering such a partnership.

Other activities

Meeting Seattle's housing needs

Community revitalization

Continue revitalization of Rainier Vista and High Point. FY 2006 will see:

- New low-income, senior and workforce housing coming on-line at High Point and under construction at Rainier Vista.
- Homes for sale built by private builders. SHA has sold land to builders to construct homes for sale in both communities.
- Planning for the redevelopment of mixed-use sites at Rainier Vista at the corner of MLK and Alaska Street and at High Point along 35th Ave. SW.

Other activities:

- Plan the redevelopment of mixed-use sites at NewHolly on the corner of MLK and Othello Street.
- Continue reconfiguration of the scattered sites portfolio by selling some units and replacing them with others that are more efficient to manage and maintain.
- Begin "homeWorks," a five-year capital program involving bond- and tax credit-financing to renovate 22 public housing high-rises, including comprehensive rehabilitation of building systems and common areas.
- Look for replacement housing options for Holly Court, so that this poorly-designed and -constructed public housing community may one day be redeveloped.
- Plan for: improvements in marketability, security and building systems at Jefferson Terrace; redesign of the first floor and entry plaza of Bell Tower; possible expansion of Leschi House; and redevelopment of the Lake City Village site and adjacent property.

- Continue to meet off-site replacement housing obligations for High Point (50 units) and scattered sites (as many units as are sold).



Recent aerial photos of (from top to bottom) High Point, Rainier Vista and Othello Station

Meeting applicant and resident needs

- Building on the successful lease-up of Tri-Court, decide whether to add a second smoke-free community to offer a choice of neighborhoods. Coordinate with homeWorks and the tobacco prevention program of Seattle-King County Public Health Department.
- Continue the successful mental health crisis intervention and case management program in the public housing high-rises that was expanded during FY 2005.
- Continue to strengthen programs that give residents access to computers and the Internet. Expand partnerships and funding to support community technology centers in or near High Point, Rainier Vista, Westwood Heights, Yesler Terrace and Center Park.
- Maintain the highest possible level of employment services for SHA residents and Housing Choice Voucher participants.
- As per voucher spending comes back in sync with per voucher funding due to recent policy changes, begin issuing vouchers to wait list households, with the goal of placing the highest possible number of authorized vouchers in service.
- Apply for Housing Choice Vouchers if any opportunities arise.

Organizational improvements

- Replace the current overhead allocation system with a revenue-based system to support central administrative costs. Instead of allocating overhead to business units, charge a property management, administrative or service fee.
- Implement the Electronic Document Management System (EDMS) in the Housing Choice Voucher program, following the

successful pilot of the system in the 760-unit Mod Rehab program.³

- Bring consistency and clarity to the way SHA presents its identity, mission and changing role in the community and improve understanding among stakeholders, employees, residents and applicants, by revising visual images and typography in communications materials.
- Continue to clarify and update the Policy and Procedures Manual and the Section 8 Administrative Plan as needed.



New computer user Hattie Buchanan gets some tips from Elliot Teppie at the Yesler Terrace computer lab (top). Caroline McCool, Westwood Heights resident, checks out recipes on the web at the computer lab there (bottom).

³ In prior MTW plans and reports, this system was called "Protégé@work."

SECTION I: HOUSEHOLDS SERVED

This section describes possible demographic changes among households served in FY 2006. Appendix A contains information on residents and applicants as of September 30, 2004.

Residents

Numbers of residents

The number of public housing households will remain stable during FY 2006. Rainier Vista and High Point residents will move to their new units in the redeveloped communities.

The number of residents in SSHP is expected to remain stable.

SHA hopes to serve more families in the Housing Choice Voucher Program in FY 2006 than in FY 2005, if funding levels hold steady and the average cost per voucher can be brought closer to the average funding per voucher with recently-adopted cost-cutting measures. SHA will begin issuing vouchers to applicants from the wait list (now numbering over 2,000) at a pace carefully calculated to increase utilization without overspending budget authority.

The population in Section 8 New Construction will remain stable.

Income levels

For households that are or could be working, the local job market is in a state of flux. Living wage jobs are giving way to lower paying occupations with fewer benefits. Residents looking for work in FY 2006 will find a competitive job market that offers lower starting wages and more competition for advancement. The Job Connection, SHA's employment program, will help working residents stay working, though wage progression and job advancement may be more difficult. Residents will need to train for occupations with higher wage potential.

Senior and disabled residents' income levels are expected to increase slightly with cost of living increases to fixed income sources such as Social Security. Some residents on fixed incomes may find their incomes shrinking due to state budget cuts.

In keeping with the SSHP rent policy that establishes a "sustainable distribution of incomes" for the financial health of the overall program, the average income among SSHP residents is expected to rise slightly. At least 75 percent of residents will have extremely low incomes.

Racial and ethnic composition

While significant changes to the racial and ethnic composition in SHA's programs are not anticipated, close monitoring should bring to light any trends that could be attributable to policy changes or other factors in the Seattle housing market.

Elderly-young disabled mix

Little change in the overall mix of elderly-young disabled residents is anticipated in FY 2006. The percentage of elderly residents in Ballard House will increase as it is now designated for seniors.

Applicants

Numbers of applicants

Based on recent experience, about 450 households per month are expected to apply for SHA housing assistance.

Income levels

Income levels among public housing and Housing Choice Vouchers applicants are expected to remain about the same – almost entirely extremely-low-income.

Applicant income levels for SSHP may rise slightly, on average, as SHA improves its marketing for the program to achieve the sustainable distribution of incomes envisioned in the SSHP rent policy.

Racial and ethnic composition

Changes to the racial or ethnic composition of households on SHA wait lists are not anticipated. However, close monitoring will help SHA identify any trends that could be attributable to policy changes or other Seattle housing market factors.

Elderly-young disabled mix

SHA does not anticipate changes in the age mix of applicants.

SECTION II: OCCUPANCY AND ADMISSIONS POLICIES

Eligibility, selection, admissions, assignment and occupancy

General

Local preferences ⁴

Current status:

- In 2003, the SHA Board adopted a local preference for households who are homeless or whose income is below 30 percent of the area median (Resolution 4680). This preference applies to public housing and Housing Choice Vouchers.

Changes proposed for FY 2006:

- No changes are proposed for FY 2006.

Poverty deconcentration strategies

Current status:

SHA fosters deconcentration of poverty by:

- setting appropriate payment standards for Housing Choice Voucher subsidy;
- designing the applicant choice policy to ensure that applicants of all eligible incomes have an opportunity to live in all public housing communities;
- continuing to redevelop large public housing developments into mixed-income communities, and requiring low-income residents of those communities to abide by self-sufficiency lease provisions;
- creating a “mix of incomes from within,” by assisting SHA residents to get their first job or a better one; and
- providing incentives in the public housing rent policy to encourage people to work and increase their income.

Changes proposed for FY 2006:

- None, except for public housing rent policy changes described below.

⁴ The term “local preferences” refers to criteria for selecting applicants from a housing authority’s wait list.

Public housing

Applicant choice policy

Current status:

The applicant choice policy establishes “site-specific” and “next available unit” wait lists, giving applicants a choice of where to live while addressing fair housing concerns.

- Implementing procedures continue to be refined to achieve policy goals. Changes in FY 2005 included opening the Expedited Processing (Next Available Unit) wait list to more partner agencies.
- Affirmative fair marketing policy and procedures were developed and implemented.
- Site-based wait lists for Rainier Vista and High Point were established (Resolution 4760, November 2004).

Changes proposed for FY 2006:

- SHA may change application procedures so that applicants make their wait list selections closer to the time when they will actually be offered units for lease, to improve tenant placement productivity.
- SHA may also amend the policy to define conditions when a site-specific wait list may be closed.
- Monitoring will continue with each MTW annual report.

Admissions

Current status:

Recent changes in admissions have increased efficiency by increasing the percent of applicants approved and by reducing file processing time, denial of applicants and requests for an administrative review of denials.

- In FY 2005, SHA conducted a pilot project with two building wait lists to

require applicants to check in once a month to show their continued interest in housing. Applicants may check in 24 hours a day, seven days a week by either calling a simple, automated phone system or visiting a web-site (savemyspot.org).

- Suitability criteria were expanded to provide access to housing for households with little or no housing history.

Changes proposed for FY 2006:

- If the pilot of the monthly check-in system is successful, the system will be expanded to other wait lists in the fall of 2005.
- SHA may establish suitability criteria specific to designated elderly buildings.

Occupancy standards

Current status:

- During FY 2005, SHA simplified public housing occupancy standards to increase housing options for households. The standards are consistent with HUD policies and local law.

Public Housing Occupancy Standard		
Number of Bedrooms	Persons in Household	
	Minimum	Maximum
0 Bedroom	1	2
1 Bedroom	1	2
2 Bedrooms	2	4
3 Bedrooms	3	6
4 Bedrooms	4	8
5 Bedrooms	5	10

Changes proposed for FY 2006:

- New occupancy standards will be implemented. Only new residents and those transferring to a different unit will be subject to the new standards.

Community service requirement

Current status:

- During FY 2004, SHA implemented the community service requirement in all its public housing communities in

accordance with QHWRA (Resolution 4716, October 2003).

Changes proposed for FY 2006:

- None. SHA will continue to survey staff, community groups and partner agencies to gauge the impact of this requirement.

Elderly/near-elderly designation

Current status:

- During FY 2005, the designation of Westwood Heights and Ballard House for seniors was extended for two years.

Changes proposed for FY 2006

- No changes are proposed.

Smoke-free public housing

Current status:

- During FY 2005, the now smoke-free Tri-Court was fully leased after a complete rehabilitation. Residents are willingly complying with the smoke-free policy and enforcement has not been difficult.

Changes proposed for FY 2006:

- In response to the successes at Tri-Court, SHA will consider designating a second smoke-free building in FY 2006 to offer a choice of neighborhoods.

Housing Choice Voucher program

In FY 2005, SHA determined per voucher costs were higher on average than per voucher funding, resulting in insufficient budget authority to serve the full number of authorized households. To ameliorate this situation, SHA developed a variety of cost cutting strategies and took them out to participants, landlords, advocates and the general public for input with public meetings culminating in a public hearing on June 2, 2005. After this process, the Board of Commissioners adopted Resolution 4784 amending the Section 8 Administrative Plan to bring voucher costs in line with funding so that more vouchers may be issued. The resolution includes a variety of policy changes affecting occupancy, rent

and administration of the voucher program. These changes are described in this section and Section VIII; Resolution 4784 can be found in Appendix G.

Occupancy standards

Current status:

- Resolution 4784 sets new minimum occupancy standards:

Voucher Size	Persons in Household	
	Minimum	Maximum
0 Bedroom	1	2
1 Bedroom	2	4
2 Bedrooms	3	6
3 Bedrooms	4	8
4 Bedrooms	6	10
5 Bedrooms	8	12
6 Bedrooms	10	14

- The occupancy standards are effective July 1, 2005 for new participants and port-ins. Current participants are grand-fathered in, in their current unit. If they move or if their household composition changes the new standards will apply.

Changes proposed for FY 2006:

- Implementation of the new occupancy standards will continue into FY 2006. The effect on average per voucher subsidy levels will be monitored.

Project-basing policy

Current status:

- To streamline approval of project-basing assistance, SHA annually requests from the City of Seattle, as the responsible entity, a determination that the project-basing of vouchers projected for new projects each year is exempt from NEPA, rather than making the request on a project-by-project basis.

Changes proposed for FY 2006:

- None.

Home ownership

Current status:

- SHA and King County Housing Authority are continuing a ROSS-funded Section 8 home ownership pilot program. In FY 2004, SHA developed and implemented policies and procedures to issue vouchers to support grant goals (Resolution 4737, March 2004). In some cases, the policies take advantage of housing authority discretion in the regulations; in others, SHA used MTW flexibility to put in place different requirements.

Changes proposed for FY 2006:

- None.

Statement of rent policy

MTW public housing rent policy

Current status:

The public housing rent policy has been fully implemented. In FY 2004, SHA conducted a random sample telephone survey of residents subject to the employment and TANF rent calculation methods. This survey provided good information about how well the various employment incentives were working. Using the survey and other evaluation results, SHA modified the rent policy to strengthen the rent policy to achieve the following goals:

- Prepare people with good prospects for economic self-sufficiency to prepare for the conventional housing market;
- Remove disincentives and provide rewards for resident employment, job retention and wage progression;
- Preserve an economic safety net;
- Generate sufficient revenues for SHA to supplement federal subsidies;
- Create revenue for self-sufficiency support services and budget skills training;

- Reduce unnecessary administrative procedures;
- Remove incentives for manipulation and fraud; and
- Implement a policy that is equitable, one that staff and service providers can support in order to educate and motivate residents.

The Board of Commissioners adopted a revised rent policy on June 20, 2005 after a public hearing on May 19, 2005 (Resolution 4785, see Appendix F). Major changes include:

- Expanding the Tenant Trust Account so that more working households are eligible, households can accumulate savings faster for clearly-defined self-sufficiency purposes;
- Eliminating the first two rent steps because the survey results show that residents do not see the steps as an incentive to get or keep a job;
- Eliminating the punitive rent formula for households whose only income is TANF;
- Requiring residents to report all increases in income above \$100 per month, between annual reviews, so that SHA may increase rent accordingly;
- For households reporting zero income who appear to be eligible for TANF or unemployment benefits, imputing income from these sources until ineligibility is documented; and

- Allowing property managers to differentiate rents in studios and one-bedroom apartments to maintain high occupancy of studio units.

Changes proposed for FY 2006:

- The revised rent policy will be implemented.
- SHA may consider changing utility allowance policies where metering permits to foster self-sufficiency and encourage resource conservation. SHA will involve residents in the development of specific policies.

Housing Choice Voucher rent policy

Current status:

- Resolution 4784 amends the Section 8 Administrative Plan so that SHA may increase the tenant portion of rent whenever household income increases by \$100 month.
- SHA will also impute income from TANF benefits unless an apparently eligible household documents that it is not eligible. On the other hand, SHA will not use TANF income if the family is being sanctioned, as federal regulations require, since the sanctioned income is really not available to pay rent. This provision requires MTW flexibility.

Changes proposed for FY 2006:

- Changes adopted in Resolution 4784 are effective October 1, 2006.

SECTION III: CHANGES IN HOUSING STOCK

This section describes the number and types of housing units available and Housing Choice Vouchers authorized and projects the housing resources to be available at the end of FY 2006.

HOUSING PROGRAM	October 1, 2004 (actual)	October 1, 2005 (updated projections)	October 1, 2006 (projected)
Housing Choice Vouchers	7,861	8,309	8,309
Section 8 New Construction units	151	100	100
Low-Income Public Housing units	5,366	5,708	5,271
Seattle Senior Housing Program units	993	993	993
HOPE VI tax credit & market rate units	190	363	423
Other affordable housing	895	895	890
Managed by SHA for other owners	37	37	37
Total Units	15,493	16,405	16,023

Included in these figures are units leased to agencies for supportive services and units for live-in staff.

SHA forecasts a net decrease of 382 units between October 1, 2005 and October 1, 2006, primarily as a result of the demolition of all remaining WW II era Rainier Vista and High Point housing. Other changes:

Housing Choice Vouchers: In FY 2004, SHA applied for 198 vouchers for High Point and 250 vouchers for Holly Park replacement housing. HUD approved those applications in November-December 2005, and funding was made available to SHA in May 2005.

Section 8 New Construction: In June 2005, SHA sold the 51-unit Market House to the Pike Place Market Preservation and Development Authority which will continue to operate it as Section 8 New Construction Housing.

Low-Income Public Housing: All 400 low-income public housing units have been constructed at NewHolly, including 163 at Othello Station (NewHolly Phase III). By the end of FY 2005, all 125 units at Rainier Vista Phase I and 123 of 200 at High Point Phase I should be available. In FY 2006, all remaining Rainier Vista Phase II and High Point Phase II units will be demolished after residents have been relocated to new units. This is the major reason for the decline in housing resources in FY 2006.

Before the end of FY 2005, SHA will apply to HUD to dispose of up to 125 scattered site units. These units will be sold over the next two years as residents are relocated to other public housing. SHA will replace them by buying housing in more efficient management configurations. This plan assumes that purchase of replacement units will keep pace with sales, resulting in no net change in unit count by year's end. Each year's actual disposition and acquisition activity will be documented in the MTW annual report.

HOPE VI tax credit housing: All 220 tax credit units have been constructed at NewHolly, including 56 at Othello Station. By the end of FY 2005, all 59 tax credit units in Rainier Vista Phase I will be completed. High Point will see a total of 144 new tax credit units by October 2006.

Other affordable housing: Other additions to this portfolio will likely be made next year for a variety of purposes: High Point replacement, low-income housing preservation, purchases to protect recent HOPE VI investments or to expand the inventory of affordable housing. No estimate is made of the total additions in the chart above. SHA anticipates selling five units south of NewHolly to nonprofits for redevelopment.

SECTION IV: SOURCES AND AMOUNTS OF FUNDING

This section describes the sources and amounts of funding included in the Consolidated MTW Budget and Other Programs.

Consolidated MTW Budget

The table below summarizes the sources of funds projected for the FY 2006 budget adopted by the Board of Commissioners on June 20, 2005 (Resolution 4783). A draft was available for review at the MTW public hearing on June 8, 2005.

Projected Sources	FY 2005 Budget	FY 2006 Budget
Dwelling Rental Income ¹	\$9,670,185	\$9,180,343
Investment Income	102,766	89,715
Other Income	1,226,483	1,273,889
Housing Choice Voucher Block Grant ²	58,775,689	60,522,526
Capital Block Grant	14,089,473	14,063,624
Public Housing Block Grant ³	12,881,845	12,454,930
Use of Reserves ⁴	1,133,661	943,214
Total Sources	\$97,880,102	\$98,528,241

Notes:

¹ Decrease is due to fewer public housing units directly owned by SHA.

² Increase due to conversion of special purpose vouchers to MTW vouchers.

³ Decrease is due to additional subsidy passing through to HOPE VI limited partnerships.

⁴ Use of Reserves shows how revenues and expenses balance. Reserves will be used for the Housing Choice Voucher electronic document management system.

Other Programs

SHA operates a number of housing programs that are not part of the Consolidated MTW Budget, including SSHP and other locally-funded housing, Section 8 New Construction, HOPE VI revitalization and community services grants. SHA also operates Impact Property Management and Impact Property Services, which manage and maintain housing for SHA and other property owners. The following table summarizes sources of funds projected for these activities.

Projected Sources	FY 2005 Budget	FY 2006 Budget
Dwelling Rental Income ¹	\$10,961,604	\$11,460,555
Investment Income	2,014,603	1,988,828
Other Income ²	7,072,741	8,987,862
Section 8 Subsidy ³	17,665,376	14,945,343
Grants ⁴	1,614,128	11,970,284
Total Sources	\$39,328,452	\$49,352,872

Notes:

¹ Increase is due to growth in the other affordable housing portfolio.

² Increase is due to Impact Property Management and Impact Property Services revenues and HOPE VI developer fee.

³ Includes special purpose vouchers and Section 8 New Construction subsidy. Decrease in subsidy is due to conversion of some special purpose vouchers to MTW vouchers.

⁴ More HOPE VI grant funds are expected to be spent in FY 2006 and community services grant revenues have increased.

SECTION V: USES OF FUNDS

This section describes FY 2006 planned capital and operating expenditures, changes in proposed activities and investments from the previous year, and the level and adequacy of reserves. A comparison of FY 2004 budget to actual expenditures can be found in Appendix B.

Planned Expenditures FY 2006: Consolidated MTW Budget and Other Programs

Following is the FY 2006 budget adopted by the Board of Commissioners on June 20, 2005. A draft was available for review at the MTW public hearing on June 8, 2005. The table below shows planned expenditures by line item for FY 2006 compared to FY 2005.

Projected Expenses	FY 2005 Budget	FY 2006 Budget
Consolidated MTW Budget		
Administration and General	\$15,373,109	\$15,308,514
Housing Assistance Payments ¹	54,741,819	56,057,606
Utilities ²	3,849,935	3,570,171
Maintenance and Contracts ³	12,276,569	11,323,294
Development and Capital Projects	10,704,473	10,693,624
Capital Equipment	934,197	1,575,032
Total Expenses	\$97,880,102	\$98,528,241
Other Programs ⁴		
Administration and General ⁵	\$11,748,324	\$14,645,357
Housing Assistance Payments ¹	16,556,752	13,920,455
Utilities	1,257,761	1,310,481
Maintenance and Contracts	3,960,117	4,280,640
Non-Routine Projects ⁶	2,148,684	12,040,678
Grants ⁷	496,128	782,035
Total Expenses	\$36,167,766	\$46,979,646

Notes:

¹ Changes are due to special purpose vouchers converting to MTW vouchers.

² Decrease is due to fewer public housing units in SHA ownership.

³ Decrease is related to fewer SHA-owned units at the redeveloped HOPE VI projects and a transfer of the costs of the housing inspection program to Administration and General.

⁴ Increases in most line items can be attributed to growth in the local housing portfolio. Revenues in excess of expenses in Other Programs are used to pay down debt or are put in reserves.

⁵ Increase is due to interest on debt payments and transfer of staff expenses from the HOPE VI grant to the development fund.

⁶ Non-Routine Projects includes capital expenses and other extraordinary activity. A higher level of spending of HOPE VI funds is anticipated in FY 2006.

⁷ Community services grants have increased.

Description of proposed activities

This section describes FY 2006 community revitalization activities and organizational and administrative improvements. Consolidated MTW Budget activities are not distinguished from those funded in Other Programs.

Community revitalization

SHA is in the midst of several multi-year redevelopment efforts funded by \$118 million in HOPE VI grants. FY 2006 activities are summarized below.

NewHolly

The Holly Park HOPE VI revitalization grant will be closed out by September 2005. All rental units at NewHolly are now completed and occupied.

Construction, marketing and sale of new homes for sale will continue in FY 2006:

- The final 200+ NewHolly homes for sale are being built by Polygon Northwest and Bennett-Sherman, LLC, including homes marketed under the name, "Othello Station." Sales have been brisk. Construction should continue through FY 2006.
- Habitat for Humanity will complete 15 more homes and private builders at least eight more affordable to households with incomes below 80 percent of area median. This will conclude NewHolly's affordable home ownership commitment of 100 units.

As the HOPE VI revitalization moves into ongoing management, SHA's focus is shifting to revitalization of the underdeveloped commercial area adjacent to NewHolly. In prior years, SHA purchased several properties on the corner of Martin Luther King Way and Othello Street to complete the northeast corner of Othello Station.⁵ During FY 2006, pre-

development feasibility and conceptual design for mixed-use projects on this property will be prepared.

SHA has also purchased several residential properties just south of Othello Station.⁴ This area was a crime hot spot, with drug activity, prostitution and illegal dumping. The properties were purchased to improve public safety and ensure that Othello Station would be a desirable neighborhood for renters and home owners. In FY 2006, SHA will work with two nonprofit partners to redevelop these properties, if their plans prove feasible, to contribute to the overall revitalization of the community.

- Inter*Im Community Development Association plans to build at least 29 apartments for low-income families on 39th Avenue S. SHA intends to sell Inter*Im the property in November 2006.
- AIDS Housing of Washington is applying for HUD Section 811 funding for 15 units of housing with supportive services for people with disabilities on S. Bozeman and S. Kenyon Streets. The sale of these parcels is scheduled for December 2006.

Rainier Vista

SHA anticipates completion of the 125 public housing and 59 tax credit rental units in Rainier Vista Phase I in September 2005. In April 2005, Providence Health Systems completed construction of Peter Gamelin House, 78 units of low-income housing and services for seniors funded by a Section 202 grant.

In April 2005, AIDS Housing of Washington and Housing Resources Group (HRG) began construction of the 50-unit Genesee House, including 22 units for people with disabilities funded through Section 811, 17 additional Rainier Vista replacement units and 11 units of workforce housing. Genesee House should be complete by fall 2006. This is the first project in the nation to combine low-income housing tax credits with Section 811 funding.

⁵ No HOPE VI funds were used for these purchases.



Gamelin House

Construction started in spring 2005 on the first of 120 homes for sale at Rainier Vista. Builders include The Dwelling Company, Martha Rose Construction, Bennett-Sherman, LLC and Habitat for Humanity. Martha Rose, the first to break ground, is a small, woman-owned, local business that specializes in Built Green design. The Dwelling Company is a regional builder specializing in creative design solutions for urban in-fill sites.

The Rainier Vista redevelopment plan calls for 40 percent of all homes sold to be affordable to households with incomes at or below 80 percent of area median. To meet this ambitious goal:

- Habitat for Humanity will build 12 homes for households with incomes below 50 percent of area median income.
- A block with 11 lots has been designated for households with incomes between 50 and 80 percent of area median income.
- Some homes built by private builders will be priced and marketed specifically for the 80 percent of area median buyer.
- Following release from Sound Transit construction staging use, a third site will be offered for a mixed-use development with ground floor retail and affordable condominiums above. At least one-half of the units in this development will be sold

to buyers with incomes less than 80 percent of area median.

Construction of the west side's primary open space, Central Park, will continue when funding is identified. The park will have a children's play structure, a plaza with covered stage, two half basketball courts, seating, open lawn and pathways, picnic tables and an overlook. Several pocket parks near the Cheasty Greenbelt on the west edge of Rainier Vista are done.



New rental townhomes at Rainier Vista.

The opening of the Neighborhood House community center is planned for August 2005. The 10,000 square foot facility will have Head Start classrooms, meeting rooms, offices and a computer lab. The lab is funded primarily by a three-year HOPE VI Neighborhood Networks technology grant of \$250,000 awarded to SHA, Neighborhood House and Boys and Girls Club in September 2004.

Phase II demolition is planned for fall 2005 and infrastructure work will start in early 2006. An additional 185 low-income and 27 affordable rental units will be under construction in 2006 with completion in 2007.

High Point

By the end of FY 2006, 344 rental units in Phase I will be complete; 200 will be public housing and 144 will be tax credit units affordable to households at 50 or 60 percent of area median income.



New rental townhomes at High Point surrounding a pocket park.

Neighborhood House is the lead agency for this \$1.8 million *Healthy Homes, Healthy Community* initiative funded by HUD and the National Institute of Environmental Health Sciences; partners include SHA, University of Washington, Public Health-Seattle & King County and Puget Sound Neighborhood Health Centers. In FY 2006, all 35 public housing families selected to live in one of the “Breathe Easy Homes” will be housed. Youth and adult action teams will continue to reach out to High Point residents to identify and address environmental justice issues and conduct indoor environmental assessments.

Providence Health System’s St. Elizabeth House should be complete in February 2006. It will offer 75 Section 202-funded rental units for low-income seniors.

Phase I land to accommodate over 250 homes has been sold to private builders. Builders who have purchased property include Saltaire and Polygon Northwest. Saltaire has done a number of successful small projects in West Seattle, making the most of small sites to provide quality, affordable homes. The first homes for sale should be marketed by winter 2006. Homes for sale will include condominium flats, townhomes, carriage houses and detached single-family homes. Habitat for Humanity will build eight homes for low-income buyers in Phase I.

The completion of the natural drainage system during FY 2006 will coincide with the first move-in season. The system of swales built into every block will regulate stormwater flow into a large detention pond and cleanse stormwater entering Longfellow Creek, which is home to Seattle's most significant Coho salmon run. The pond will be surrounded by a park with a quarter-mile walking trail and a waterfall. The quality of stormwater leaving High Point should be about the same as it was under natural conditions, i.e., before urbanization began 130 years ago.

In January or February 2006, High Point will host the month-long Green Living Idea Show, a “show street” of six Built Green homes designed to educate home builders and the public about the many benefits of building “green.” In addition to the six homes, the show will highlight High Point’s sustainable elements, demonstrating how smart development can increase density yet decrease environmental impact. Co-sponsors include The City of Seattle, The Seattle Times, Seattle Public Utilities, Seattle City Light and Puget Sound Energy.



Natural stormwater drainage features at High Point. Top left: swale; bottom left: pond; right: custom downspout of salmon migrating designed by artist Bruce Meyer and paid for by City of Seattle one percent for art funds.

During FY 2006, SHA, Neighborhood House and other partners will continue planning and

predevelopment for the High Point Neighborhood Center. The program for this 25,000 square foot, energy-efficient, LEED-certified building focuses on youth enrichment.

In FY 2006, after the gradual transfer of Phase II residents into the new Phase I rental units, remaining old High Point housing will be demolished.

Construction of Commons Park, a two-block open space, is scheduled to begin in FY 2006 as part of Phase II construction. The park will include several play areas for children of different ages, an open field and a community gathering place with an elevated view point and amphitheater.

A mixed-use commercial-residential development is planned at 35th Avenue SW and SW Graham Street to help weave High Point back into the fabric of West Seattle. The site is well-positioned to become the center of a retail core along 35th Avenue. Construction is expected to begin in FY 2006, following the completion of planning, design, permitting and financing.

Off-site replacement housing

Part of SHA's HOPE VI commitment to the community is one-for-one replacement of all low-income units. For NewHolly and Rainier Vista, SHA and the City of Seattle have entered into formal Memoranda of Agreement, approved by the City Council, that outline SHA's replacement housing obligations. The SHA Board of Commissioners has adopted a replacement housing plan for High Point. During FY 2006, SHA will continue to deliver on its commitments with the following:

NewHolly: Fifteen partnership replacement units are expected to come on-line:

- Five units at the Low Income Housing Institute's Denny Park Apartments, the first project in the country to be funded under the Enterprise Foundation's and

Enterprise Social Investment Corporations' Green Communities Initiative.

- Ten units at The Pantages Apartments developed by the Capitol Hill Housing Improvement Program – a new partner for SHA. The Pantages is being built using salvaged materials and low-impact construction methods.

Another 72 units will be under construction and will likely begin leasing in early FY 2007. These units will complete the NewHolly replacement housing program.

- Thirty-five units at the Stone Way Apartments developed by Housing Resources Group.
- Twenty units at Inter*Im's Nihonmachi Terrace in the International District.
- Ten units at Capitol Hill Housing Improvement Program's Broadway & Pine project.
- Seven units at the West Seattle Resource Center developed by the Delridge Neighborhoods Development Association.

Rainier Vista: All of Rainier Vista's off-site replacement housing obligations will have been met with the completion of two projects currently in development:

- Housing Resources Group's Genesee Building will have 39 replacement units: 17 using project-based Housing Choice Vouchers from SHA and 22 with Section 811 funding for housing for people with disabilities. The Genesee Building will begin lease up in mid-FY 2006.
- Southeast Effective Development is developing 37 units for low-income families at the Dakota in the Rainier Valley. The 176-unit Dakota will have many amenities including fitness, media, crafts, computer and class rooms. It is scheduled to open in November 2005.

High Point: The replacement housing commitment for FY 2006 is 50 units. SHA is currently looking for properties to purchase to meet this goal. In FY 2005, the Board revised the High Point Replacement Housing Plan to count some off-site one bedroom units as replacement housing. AIDS Housing of Washington has submitted a HUD Section 811 application that, if approved, will fulfill part of the FY 2006 commitment.

Scattered sites portfolio reconfiguration

Over the next couple of years, SHA intends to reconfigure the 787-unit scattered site portfolio by selling up to 200 units and replacing them with units that are more efficient to manage and maintain and better located to meet resident needs. The reconfiguration, begun in FY 2005, will continue into FY 2007. Approximately 80 units will be sold and replaced in FY 2006. (Disposition of these units was approved by the Board in the FY 2004 and FY 2005 MTW plans, and in Resolutions 4743 and 4776).



The Blue Topaz, a 24-unit apartment with 1-, 2- and 3-bedroom units purchased in FY 2005 to replace sold scattered sites.

The sales will also generate revenue to help meet other replacement housing commitments without tapping into local or state subsidies.

SHA will strive to replace scattered sites as units are sold, so that the number of units available remains stable. Replacement units

will be located in non-poverty neighborhoods throughout Seattle, including the north end and West Seattle. SHA will look for units near transit, with easy access to shopping, parks, schools and neighborhood services. The low-density, “scattered” nature of the program will be preserved. Units will blend seamlessly into surrounding neighborhoods.

The reconfiguration will result in fewer single-family houses, but the portfolio will continue to serve families with children.

To select the properties to be sold, SHA evaluated all the scattered sites to see how well they met the needs of residents compared to how much they cost to manage and maintain. The analysis took into account that single family houses are very expensive to maintain, while small apartment buildings are more cost-effective. Evaluation factors also included: age and general condition; neighborhood quality including proximity to transit and services; area concentrations of households in poverty from Census data; and the estimated market value of the property.

Yesler Terrace

The SHA Board of Commissioners has made the redevelopment of Yesler Terrace a priority for the next ten years. Yesler Terrace redevelopment is a key component in SHA’s strategy to continue to serve Seattle’s low-income residents, given the ongoing withdrawal of federal support for low-income housing. Planning will likely take three years or longer.

The first step, which will likely begin in FY 2006, will be to engage residents, immediate neighbors and the wider community in the creation of a vision for the new neighborhood. When the planning process formally begins, a number of important principles will guide it.

- Every unit at Yesler Terrace will be replaced, one-for-one, in Seattle. SHA has already demonstrated this commitment with the purchase of 21 replacements for

Yesler units demolished to make room for the new community center.

- SHA expects to build a portion of the replacement units at Yesler Terrace. Until a vision and plan are created, it is impossible to know how many low-income units will be replaced on site. One key variable will be the total amount of development that can be accommodated on the site.
- As part of the planning process, SHA will establish a formal Yesler Terrace advisory committee of residents and other stakeholders. There will be less formal involvement options as well.
- Once it begins, redevelopment will most likely be accomplished a block or two at a time over several years. This means that many Yesler residents may be able to stay on site during the process.
- At some point, several years from now, the official “start date” for the redevelopment will be determined. From that date on, all Yesler Terrace residents required to move will receive relocation benefits and assistance finding housing.

Other community revitalization activities

Ballard House: To support the senior designation, building systems will be rehabilitated and common areas and community spaces enhanced in FY 2006-2007. SHA will strive to ensure the availability of supportive services for seniors.

Bell Tower: During FY 2005, SHA assessed the feasibility of redeveloping the ground floor to include commercial space, a redesigned and renovated management office and a new community room. This would enclose the courtyard in front of the building, an indefensible space and long-standing public safety hot spot. If financially feasible, SHA may begin this improvement in FY 2006.

Greenlake Plaza: Options for long-term reuse of office space in this building will be

evaluated as part of “homeWorks” rehabilitation (see Section VI). In the short run, the office may be used by homeWorks contractors.

Jefferson Terrace: SHA will study the feasibility of making Jefferson Terrace more livable and attractive to low-income households and fixing design flaws that result in poor security. Its size, almost 300 residential units, the large number of studios and its location next to Harborview Hospital and the heliport, make this SHA’s most challenging high-rise to lease and manage. It is also the oldest high-rise with unique building systems requiring special attention.

Stewart Manor: SHA will explore ways in which to bring the benefits of the High Point revitalization (both physical and social) to Stewart Manor residents.

Lake City Village site: The old Lake City Village public housing complex was demolished in 2002. SHA has acquired the 31,000 square foot adjacent property to assemble a parcel large enough to redevelop. In FY 2005, SHA began planning for the redevelopment of this under-used site into a mixed-income, possibly mixed-use community. Planning will continue in FY 2006 with redevelopment beginning in FY 2007.



Planning for redevelopment of the old Lake City Village site will continue in FY 2006.

Leschi House: SHA has commissioned a study to determine whether more units can be built at Leschi House, a very popular Seattle Senior Housing Program building. If the study provides some good design options and shows that land use regulations would allow more units, and if financing can be found, SHA will consider moving forward with planning and design of new units in FY 2006.

Holly Court: SHA will study whether Holly Court can be replaced in a timely fashion. Holly Court was constructed to low standards to begin with and has aluminum wiring and other flawed building systems that make rehabilitation impractical. In addition, the design of the community detracts from public safety and the overall revitalization of the NewHolly neighborhood.

Organizational and administrative improvements

Performance measurement: In FY 2006, SHA will supplement HUD's performance indicators for public housing and the Housing Choice Voucher program with other indicators to assess performance against asset management goals and principles.

Total Development Cost limits: SHA will use its MTW authority to set reasonable TDCs based on local market conditions. Significant increases in the costs of lumber and fuel mean that HUD's current TDCs are no longer adequate. The rationale supporting the new TDCs will be well documented.

Streamline HUD approval of mixed-finance deals: SHA will follow the Atlanta protocol, which allows a mixed-finance closing to occur without review of evidentiary material by a HUD attorney.

Streamline demolition/disposition: SHA and HUD have negotiated and implemented a streamlined disposition protocol based on the Atlanta model. Use of this protocol will continue in FY 2006.

Resource conservation: Many of the business practices spelled out in the resource conservation protocol are being implemented.

Local utilities continue to invest in energy efficiency and resource conservation in low-income housing. FY 2006 activities include:

- Seattle Public Utilities will give SHA a \$190 rebate for each toilet replaced in newly-acquired properties and cover the incremental cost of upgrades to Energy Star[®] laundry equipment in Phase II rental units at High Point and Rainier Vista.
- Seattle City Light is contributing \$300 a piece toward replacement of up to 672 refrigerators manufactured before 1991 at all SHA properties.

Streamline wage rate administration: SHA is discussing with HUD whether to amend its procurement policies to streamline administration of bidding and contracting for projects less than \$35,000. Prevailing wage rates posted on the U.S. Department of Labor's website will be incorporated by reference in construction bid documents. Applicable fair labor standards, also on the Internet, will be incorporated by reference in the contracts. SHA will continue to monitor prevailing wages on these projects.

Electronic Document Management System (EDMS): This is a multi-year technology initiative to make documents immediately accessible via computer to staff regardless of location, and reduce the amount of paper handled, copied and stored. Paper documents are replaced by electronic images, through computer-based forms or scanning. EDMS will be quite comprehensive, including document imaging and management, electronic forms and forms management, electronic reporting and workflow streamlining.

In FY 2006, SHA plans to implement EDMS in the Housing Choice Voucher program, following the successful 2005 pilot in the 760-unit Mod Rehab program.

Level and adequacy of reserves: Consolidated MTW Budget and Other Programs

SHA policy and the Housing Authority Risk Retention Group require an insurance reserve of \$800,000 for general liability. FY 2005 amounts in the table below are the budgeted reserves at year end from the FY 2005 MTW Plan and budget; FY 2006 amounts represent estimated reserve levels at year end.

Reserves	Year End FY 2005 (Budgeted)	Year End FY 2006 (Estimated)
Public Housing Reserve ¹	\$4,532,200	\$7,410,488
Insurance Reserve	800,000	800,000
Housing Choice Voucher Reserve ²	3,339,381	1,162,831
Total Consolidated MTW Budget Reserves	\$8,671,581	\$9,373,319
Other Program Reserves	\$13,444,030	\$14,319,326

Notes:

¹Increase is due to proceeds of sale of scattered site properties.

²Decrease is due to expenditures for the Electronic Document Management System and excess housing assistance payments in FY 2005 compared to anticipated use of reserves in the FY 2005 budget.

SECTION VI: CAPITAL PLANNING

This section lists planned capital expenditures, demolition and disposition requests and home ownership activities for FY 2006.

FY 2006 Capital Program

A detailed list of capital activities and a five-year capital plan for public housing and SSHP can be found in Appendix C.

Public Housing

SHA is embarking on an ambitious \$37 million effort to renovate 22 public housing high-rises over the next five years, called “home-Works.” Funding will be from a combination of tax credit investment and bonds. The bonds will be paid back using part of the public housing capital grant from HUD over the next 20 years. Renovation will include exterior repairs, mechanical systems replacement and common area improvements. Phase I construction will begin in FY 2006. Appendix C lists preliminary building-specific work plans.

Phase I high-rises to be renovated

Ballard House	Harvard Court
Beacon Tower	International Terrace
Capitol Park	Lictonwood
Greenlake Plaza	Olive Ridge

Future phase high-rises to be renovated

Barton Place	Olympic West
Cal-Mor Circle	Queen Anne Heights
Cedarvale House	Ross Manor
Center Park	Stewart Manor
Center West	University House
Jackson Park House	University West
Lake City House	West Town View

For the high-rises that are not part of home-Works, projects in other portfolios and overall program administration, the FY 2006 public housing capital budget is \$10.7 million, presented in the table below.

Summary of capital activities, Public Housing	FY 2006 Capital Budget
Scattered Sites	950,000
LIPH High-rises ¹	477,200
Other public housing	58,106
Redevelopment activities	\$5,000,000
Demolition (Yesler gym and garage)	100,000
Contingency	314,694
Debt service cost for financed projects ²	2,200,000
Capital program overhead costs	663,624
Capital administration	815,000
Design fees and costs	100,000
Total	\$10,678,624

Notes:

¹ Capital projects in high-rises that will not be included in the major renovation.

² Debt service costs include the first year of homeWorks bond payments.

Seattle Senior Housing Program

The SSHP capital budget totals \$473,117, or about \$475 per unit. Projects include:

- Roof replacements at Bitter Lake Manor, Wildwood Glen and Sunrise Manor.
- Fire alarm system repair or replacement at Blakeley Manor, Carroll Terrace, Gideon-Matthews Gardens, Leschi House, Reunion House, Schwabacher House, Sunrise Manor and Willis House.
- Replacement of common area smoke detector heads at Carroll Terrace, Columbia Place, Island View, Olmstead Manor and Willis House.
- Replacement of intercom systems at Bitter Lake Manor and Primeau Place.

Other capital projects

Capital projects for Section 8 New Construction, Referendum 37 and other SHA-owned properties totaling almost \$1.2 million are described in Appendix C. The focus is on ensuring marketability and therefore overall revenue generation.

Planned demolition and disposition

The following demolition or disposition requests may be submitted during FY 2006.

Disposition

Dispositions may be requested as follows:

- A portion of Bell Tower may be disposed to a condominium to develop the commercial potential of the ground floor and front plaza and address public safety issues.
- Vacant land at High Point and Rainier Vista for redevelopment.
- Vacant land at the Lake City House and Village site for redevelopment.

- Up to 125 scattered site units located throughout Seattle to increase efficiency in portfolio management.
- For homeWorks, SHA intends to combine capital subsidy leveraging and low income housing tax credits. This will require disposing of the buildings included in the first homeWorks phase to a limited partner. In FY 2006, a mixed finance closing involving disposing of Ballard House, Harvard Court, Beacon Tower, International Terrace, Capitol Park, Lictonwood, Green Lake Plaza and Olive Ridge to a limited partnership is planned. SHA will be Managing General Partner.
- If Holly Court units can be replaced in a timely fashion, SHA may request disposition approval of the land and buildings. If the units are sufficiently distressed to warrant demolition, then SHA may dispose of the vacant land after the buildings are demolished.

Demolition

- If SHA determines that Holly Court units are distressed to the point of meeting HUD's definition of extremely distressed, SHA may request demolition approval. A replacement housing plan will be developed concurrently.
- Several scattered sites have considerable excess zoned development capacity. SHA could redevelop these sites to meet some scattered site replacement housing obligations – for example, replacing a duplex with a six-unit apartment building. If this infill development proves economically feasible, SHA may apply for permission to demolish these units. In any one year, this would likely effect fewer than ten existing units.
- SHA will likely apply to demolish the old Yesler Terrace gym now that the new community center is open.

Home ownership activities

HOPE VI: Affordable home ownership is part of the strategy for creating mixed-income communities at NewHolly, Rainier Vista and High Point. With the sale of land to private builders, SHA has added a new strategy for developing homes affordable to households with incomes up to 80 percent of area median or up to a purchase price of about \$260,000. Selected builders are required, as a condition of purchase of the land, to produce homes at affordable prices and provide a bank or mortgage company certification that buyers for the specified number of units have incomes below 80 percent of median. This “set aside” ensures that affordable home ownership units go to the target market.

NewHolly: When finished, at least 100 NewHolly for-sale homes will have been purchased by households with incomes at or below 80 percent of median income. Affordable home ownership targets for NewHolly Phases I and II have been met.

Habitat for Humanity has constructed 24 affordable homes to date, using its sweat equity model and enabling households with incomes less than 50 percent of area median to become home owners. Habitat will finish another 15 units at Othello Station in FY 2006. Remaining affordable units at Othello Station will be produced in FY 2006 using the set aside method described above.

Rainier Vista: Ultimately, 40 percent of Rainier Vista’s homes for sale will be sold to buyers with incomes below 80 percent of area median. The Phase I affordable homes for sale production strategy combines builder set-asides, Habitat for Humanity and an offering of land to other non-profits for homes affordable to buyers with incomes in the 50-80 percent of median range.

High Point: Eighty affordable for-sale homes are planned for High Point. The

production strategy at High Point involves Habitat units and builder set-asides similar to Rainier Vista and NewHolly strategies.

Section 8 home ownership: In FY 2003, SHA obtained ROSS funds for a Section 8 home ownership demonstration program for public housing residents enrolled in Family Self-Sufficiency or The Job Connection.

In FY 2006, the ROSS-funded home ownership counseling consortium – Urban League, International District Housing Alliance and El Centro de le Raza – will continue to recruit and enroll eligible households, work with participants on credit issues, connect them with lending programs and assist with housing search and other supportive services. The goal is for up to ten participants to purchase homes next year.

Family Self-Sufficiency: In FY 2004, SHA was awarded an FSS Coordinator Grant to hire a staff person to work with FSS participants interested in home ownership. The Resident Home Ownership Counselor:

- provides home ownership workshops;
- pre-qualifies the participants and helps them create home ownership plans;
- partners with several lenders, realtors, escrow companies and inspectors who have agreed to lower their fees when working with FSS, ROSS and IDA participants; and
- with an \$8,000 grant from the Washington State Housing Finance Commission (WSHFC) provides workshops with lenders, realtors and other home ownership professionals on topics such as credit, predatory lending and home maintenance for all interested SHA residents. The five-hour WSHFC certified home ownership workshop is also offered.

SECTION VII: OWNED AND MANAGED UNITS

This section describes SHA performance goals for vacancy, rent collection and work order response time for FY 2006. It also describes SHA's inspection protocol and security activities.

Performance projections

Vacancy rates

Excluding communities in redevelopment, SHA expects to maintain a vacancy rate in public housing and SSHP of around two percent. FY 2003 and FY 2004 vacancy rates are compared below.

	FY 2003	FY 2004
Public Housing	3.65%	2.87%
SSHP	4.33%	1.81%
Sec 8. New Construction	2.56%	2.97%

FY 2004 vacancy rates by community are provided in Appendix D.

Rent collections

Continuing the high performance of prior years, SHA expects to collect over 98 percent of public housing rent assessed in FY 2006.

Work orders

SHA will continue to respond within 24 hours to all emergency maintenance work orders. Routine maintenance tasks that can be handled by site-based crews, for communities that have them, will continue to be dealt with promptly. Other tasks, however, may require longer response times. Almost all resident-requested routine work orders will be addressed within ten days.

Inspections

A new inspection protocol was implemented in FY 2003, under which all family units receive a comprehensive inspection while high-rise apartments and one-bedroom units receive either a comprehensive or a limited inspection annually. In a limited inspection, smoke detectors and emergency pull cords are

tested, at a minimum. No changes are proposed for FY 2006.

Security in public housing

Community policing: In FY 2006, SHA will continue to work with the Seattle Police Department Community Police Team (CPT). SHA is trying to negotiate a new agreement with the police so that CPT services are provided to SHA communities as part of the department's core services without SHA having to pay for them.

Crime prevention organizing and education: SHA will continue to support crime prevention through a partner agency such as the Seattle Neighborhood Group. Crime prevention organizers assigned to Yesler Terrace, High Point, Rainier Vista and five public housing high-rises will mobilize and assist about 1,000 residents to participate in measures to help make their communities safer. SHA will monitor crime statistics and residents' perceptions of their personal safety to assess the effectiveness of these measures.



Officer Denise Bouldin (also known as Officer Cookie) and volunteer Eric Saloy who helped manage the multicultural performance stage at the NewHolly Family Fun Fest in June 2005.

Off-duty police officers: SHA employs off-duty, uniformed police officers for security services in several high-rise buildings. These officers impart an effective, authoritative, professional presence to maintain safety and security in communities affected by criminal activity or at high risk of renewed activity. In addition to providing security, these officers actively support investigations and work with residents to help them contribute to the safety and security of their communities.

Private security: SHA has contracted with a private security firm for selected communities affected by trespassing, drug trafficking or uncivil behavior. These communities are regularly patrolled to help keep out unauthor-

ized persons and enhance resident safety. The same firm is on call for immediate response to a variety of emergent situations, such as fire-watch and lockout patrols, in all SHA communities.

At NewHolly and the Neighborhood Campus, and the rebuilt portions of Rainier Vista and High Point, private security patrols residential blocks and open spaces and provides home owners, renters and agencies a contact point for parking lot surveillance and enforcement, parking violators, disturbances, graffiti, deterring youthful mischief or loitering in the parks, as well as lockout and door check services upon request.

SECTION VIII: ADMINISTRATION OF LEASED HOUSING

This section provides information on performance indicators and notes the issues and policy actions that may affect these indicators during FY 2006.

The Board of Commissioners adopted Resolution 4784 amending the Section 8 Administrative Plan in June 2005 to bring voucher costs in line with funding so that more vouchers may be issued. The resolution includes a variety of policy changes affecting program administration described in this chapter. Resolution 4784 can be found in Appendix G.

Performance projections

Leasing

In FY 2006, SHA hopes to increase the number of families served, assuming FY 2006 funding is at least equal to FY 2005 funding, and SHA is successful in reducing its average cost per voucher closer to its average per voucher funding.

Inspections

To encourage timely compliance with program rules among landlords and participants, Resolution 4784 permits SHA to impose fines for failing to be present at inspections or re-inspections.

SHA will continue to inspect Housing Choice Voucher units per HUD rules until new MTW Housing Choice Voucher inspection protocols are established in FY 2006. Regular inspections are conducted by trained inspectors. In addition, supervisory staff will conduct quality control inspections of a minimum of five percent of units.

Ensuring rent reasonableness

In FY 2006, to reduce administrative expense, SHA may explore replacing the rent reasonable determination for rent increase requests with other limitations on rent levels. Currently, fewer than three percent of proposed

tenancies are rejected because of a rent reasonable determination. The payment standard and 40 percent cap on affordability at lease up generally prevent over-subsidizing rents. In the meantime, rent reasonableness determinations will be carried per HUD regulations.

Housing Choice Voucher opportunities in FY 2006

In May 2005, SHA received a new allocation of 448 vouchers for which SHA had applied in summer 2004. These are the final installment of replacement vouchers to which SHA is entitled because of the redevelopment of Rainier Vista, NewHolly or High Point. If other opportunities arise to apply for vouchers, SHA will take advantage of them.

Plans to deconcentrate Housing Choice Voucher families

In FY 2006, SHA will enhance marketing of rental units in non-low-income and non-minority neighborhoods by listing on its website tax credit and SHA-bond financed properties and rent-restricted units subsidized by state and local funds within city limits. These units are dispersed all over town by City policy, and typically structure rents to be affordable to households at 50-60 percent of area median income, which is generally consistent with payment standards. Families who use their vouchers in tax credit properties are much more likely to find affordable units in non-low-income and non-minority neighborhoods, and much less likely to experience rent burden over time if the rental market heats up again with no corresponding increase in HUD fair market rents or funding.

Housing Choice Voucher MTW policy changes

Tenant-based Housing Choice Voucher Program

As a result of policy changes in Resolution 4784, SHA anticipates increasing its utilization of allocated units in FY 2006. Policy changes that permit increased utilization include:

- Reduction of payment standards to 110 percent of HUD-established Fair Market Rents; and
- Changes to rent and occupancy policies described in Section II.

Project-based Housing Choice Voucher Program

During FY 2006, SHA will focus on meeting its outstanding commitments for project-based Housing Choice Vouchers in off-site HOPE VI replacement housing, Sound Families transitional housing for homeless families and Seattle Housing Levy-funded projects. About 270 project-based units are expected to come on-line next year.

Merging of the Section 8 Certificate and Voucher Programs

In 2005, SHA began systematically converting the 300 or so remaining certificates to vouchers at each certificate holder's annual review. This process will be completed in FY 2006.



Community Psychiatric Clinic opened the 12-unit Albion Place in January 2005. Albion Place provides supportive housing for mentally-ill people who could not otherwise live on their own. SHA project-based vouchers allow low-income residents to pay 30 percent of their income for rent.

New inspection protocols

SHA continues to evaluate options for inspecting Housing Choice Voucher subsidized units. In FY 2005, SHA considered and rejected creation of a program for “high performing” owners and properties to be inspected every two or three years. Even a responsible owner with a unit in good condition can have tenant-caused damage. If the goal is to ensure that only HQS-compliant units are subsidized by public funds, then units should be inspected annually. SHA offers landlords a free annual inspection and written report, which assist responsible landlords in maintaining their properties.

SECTION IX: RESIDENT PROGRAMS

This section describes current supportive services available to SHA residents and Housing Choice Voucher participants, as well as issues and proposed actions during FY 2006. An overview of services funded in whole or in part by SHA can be found in Appendix E.

Self-sufficiency and employment services

The Job Connection

The Job Connection helps chronically un- and under-employed public housing residents and Housing Choice Voucher participants find and keep jobs. The Job Connection has been in operation since 1997, and now has five offices throughout Seattle: High Point, Yesler Terrace, North Seattle, Rainier Vista and NewHolly.⁶

In FY 2006, The Job Connection will provide:

- Multilingual and multicultural case management, job placement and referrals to supportive services;
- Linkages to a broad array of skill development resources;
- Career exploration and pre-employment training; and
- Enrollment of participants in Individual Development Accounts and FSS and referral to Working Wheels, basic telephone services and financial counseling services that lead to economic security as well as home and business ownership.

During FY 2006, The Job Connection will continue to serve as the foundation for HOPE VI community and supportive services at Rainier Vista and High Point. The Job Connection will offer services to and work with SHA residents who moved off-site because of redevelopment. HOPE VI grant funding will support The Job Connection in Rainier Vista

⁶ In FY 2005, SHA consolidated all of its jobs programs under The Job Connection name. Programs may differ slightly at each site because of various funder requirements.

and High Point while SHA pursues funding options for long-term sustainability.

The Job Connection's many partners – Seattle Community Colleges, Resident Choices, Refugee Women's Alliance, the Department of Social and Health Services and the YWCA – will offer a range of leveraged supportive services to meet the specific needs of the individual job seeker such as English as a Second Language, home ownership counseling and career-specific training.

Since its inception, The Job Connection has developed partnerships with over 500 Seattle area employers. For residents seeking jobs in the building trades, The Job Connection works with local construction companies and apprenticeship programs to enroll and train people in carpentry and other trades.

In FY 2006, The Job Connection will make approximately 170 job placements, exceeding last year's results of 130 placements.

The Job Connection also developed a successful tailor apprenticeship program with Nordstrom. In FY 2006, the tailor apprenticeship is expected to enroll and train four public housing residents.

The Job Connection intends to replicate this successful model and identify two new businesses with which to develop long-term apprenticeship programs. These apprenticeships would provide career-specific training for jobs with wages at least 20 percent above minimum wage and with benefits.

In the past, The Job Connection was able to help at-risk youth gain work experience through the Seattle-King County Out-of-School Consortium and SafeFutures Youth Center. Due to funding cuts, this program will not be offered in FY 2006. However, in

the spirit of serving at-risk youth, The Job Connection will work with youth ages 18 and up in adult programs where they can receive intensive case management to help them find jobs and adjust to the working world.

Individual Development Accounts

Individual Development Account (IDA) programs help participants save money for home ownership, education or business capitalization in a special account where deposits are matched 2-to-1 by the State of Washington, or 3-to-1 through the King County United Way IDA collaborative. In FY 2006 partner agencies will continue to offer IDAs at Rainier Vista, NewHolly, High Point and Yesler Terrace.

Section 3

To increase the number of SHA residents hired and Section 3 businesses receiving contract awards as part of HUD-funded initiatives, SHA will seek to develop a regional collaboration with HUD, other housing authorities and possibly the City of Seattle. The regional collaboration could mean that Section 3 certification of a business by one public agency would be recognized by other agencies in the collaborative. Agencies could share their strategies for promoting the hiring of Section 3 businesses and qualifying job candidates.

Family Self-Sufficiency

Family Self-Sufficiency currently has 271 Housing Choice Voucher and 25 public housing participants. New clients from the wait list will be enrolled up to a maximum of 200 HCV and 50 public housing participants, consistent with HUD caseload guidelines for staff to ensure that participants are well-served. This enrollment level will be maintained as participants graduate, are terminated or leave after reaching the income limits.

In FY 2006, new members will be added to the FSS Program Coordinating Committee. Sub-committees for employment, training, home ownership and perhaps other topics will be inaugurated. FSS staff will provide comprehensive case management through more contact with participants and better coordination of services with local providers. SHA will also improve tracking of participant outcomes through the use of a database currently being developed.

Family Self-Sufficiency home ownership activities are described above in Section VI.

Bridging the digital divide

SHA currently has four active HUD Neighborhood Networks grants that support computer labs at Rainier Vista, High Point, Yesler Terrace and a special lab designed for people with disabilities at Center Park. Together, the labs serve about 600 clients annually. They are operated in partnership with public and non-profit agencies: High Point Elementary (High Point), Seattle Parks and Recreation (Yesler Terrace), Neighborhood House (Rainier Vista) and Digital Promise (Center Park). The labs focus on access to the Internet and technology education via structured programs for people of all ages – youth through seniors. SHA has applied for FY 2005 HUD funding to continue assistance to the Yesler Terrace lab. During FY 2006 SHA will work with partners to move the labs towards financial independence.

SHA also funds a computer lab at Westwood Heights, that focuses on structured programs and free Internet access for seniors. SHA contracts with Digital Promise to operate this lab.

Community building

SHA relies on community building to increase resident self-sufficiency and connection to the greater Seattle community and sustain quality of life in SHA housing.

SHA's six Community Builders promote collaborative relationships among service providers and neighbors coming together around common interests.

In FY 2006, Community Builders will partner with community members, neighborhood organizations and service providers to promote engagement of individuals in their communities across economic, ethnic and age lines. A particular focus will be on the new communities at Othello Station, Rainier Vista and High Point. Strategies will include:

- A "welcome wagon" in which neighbors go door to door to welcome community members to the neighborhood and make them aware of community assets and involvement opportunities.



NewHolly residents make "Welcome to NewHolly" cards for their new neighbors.

- Supporting neighbor-to-neighbor social networking such as block parties, activity clubs (e.g. gardening, Tai Chi), and issue-based groups (e.g. pedestrian safety, crime prevention).
- Exploring and helping residents select community involvement models other than the traditional public housing resident council which, in mixed-income communities, segregates public housing residents from their neighbors. These might include integration within the existing City of Seattle neighborhood council system, a system of affinity groups for

broad-based participation, or the creation of an association specific to the new community. The options are not mutually exclusive and the selected model(s) will likely evolve over time.

Resident participation funds

SHA anticipates having about \$122,000 in public housing resident participation subsidy. How these funds will be spent will be determined in consultation with duly elected resident council members. SHA and the resident leaders will sign a Memorandum of Understanding regarding the use of these funds.

NewHolly Neighborhood Campus

To ensure that the Neighborhood Campus remains welcoming and useful for the entire community, the Collaborative Steering Committee of campus service providers makes recommendations regarding space use, joint funding opportunities and policies. SHA is an active member of the Steering Committee.

In FY 2006, the Steering Committee will contend with the fact that remaining HOPE VI community and supportive services funds will have been spent in FY 2005. Despite the current difficult funding climate, the Committee will work to:

- Maintain programs at current levels;
- Develop partnerships and programs that maximize use of limited Campus space;
- Make their already full programs accessible to new Othello Station residents; and
- Seek out partners to enhance the services mix to appeal to more NewHolly residents (different age, ethnic and income groups).

Issues and proposed actions

Targeting services in public housing high-rises

The population distribution of SHA public housing high-rise portfolio is 47 percent younger disabled and 37 percent seniors, on average. SHA has and will continue to follow several strategies to address the problems related to housing these different populations in the same facilities: building designation (e.g., Ballard House for seniors), sustaining mental health case management for residents in crisis (see below), and exploring targeting of services.

In FY 2006, SHA will explore targeting services at specific SHA facilities so that applicants who desire a particular type of service can apply to live in a community that offers it. SHA's goal is to develop a continuum of levels and types of services for a wide variety of housing needs and ensure effective use of services funds.

Mental Health Case Management: SHA continues to contract with Community Psychiatric Clinic (CPC) to provide mental health case management services to high-rise residents in crisis. Three CPC case managers assist residents through outreach, needs assessment and referral. CPC works closely with property managers and Aging and Disability Services case managers who provide long-

term services to residents. This is an extremely important service since state funding for mental health case management has been cut.

Domestic violence

In the last quarter of FY 2005, a Domestic Violence (DV) Policy Committee involving SHA staff, DV service providers and the City of Seattle will be formed to make recommendations to SHA management on changes to agency policies and procedures to:

- Ensure compliance with state and local regulations; and
- Help provide for the safety of DV victims and their families in an effective manner, while reducing the cost of relocation and other financial impacts of domestic violence in SHA communities.

Financial sustainability of supportive services

In FY 2005, SHA hired a fundraising firm, The Collins Group, to develop a human services funding strategic plan. This plan is still in development at this writing but is expected to be complete and implemented in FY 2006. In addition, SHA will continue to implement the widest possible variety of strategies to ensure that services remain available to SHA residents.



NewHolly Fun Fest performers from left to right: J. Woods, Southeast Seattle Rapper; and three NewHolly dance groups: Ethiopian Dance Group; Polynesian Dance Group; and NewHolly Habishans United -- Eritrean and Ethiopian girls who choreographed dances blending both countries' dance styles. Parents from both countries cried and applauded to see the next generation moving toward unity.

SECTION X: OTHER INFORMATION REQUIRED BY HUD

SHA Commission resolutions and required HUD certifications

- Board Resolution adopting this FY 2006 MTW Annual Plan
- PHA Certifications of Compliance with MTW Plan Requirements
- Board Resolution adopting the SHA FY 2006 Budget
- Board Resolution approving subsidy request for Fiscal Year 2006
- Form HUD-50071, Certification of Payments to Influence Federal Transactions
- Form HUD-50070, Certification of a Drug-Free Workplace
- Form SF-LLL, Disclosure of Lobbying Activities

Funding allocation forms

- Form HUD-52723, Calculation of PFS Operating Subsidy
- Form HUD-52722-A, Calculation of Allowable Utilities Expense Level
- Form HUD-52837, CGP Annual Statement, Parts I, II and III

APPENDIX A: HOUSEHOLD AND APPLICANT DEMOGRAPHICS

This Appendix provides specific data on changes in the number and characteristics of housed households or applicants served by SHA or on wait lists as of September 30, 2004, the end of the most recent complete fiscal year. Slight variations in totals from table to table indicate that some detailed data is missing for a few households. Hispanic households and applicants are included in their claimed race, e.g. White, African/African American, etc.

Housed Households

Race of head of household as of 9/30/2004 ¹

Low-Income Public Housing Residents	White	African/ African American	Native American	Asian/ Asian American	Native Hawaiian & Pacific Islander	Total
Garden Communities	127	473	30	530	9	1,169
High-Rises	1,720	671	66	415		2,872
Mixed Income	27	20	1	2		50
Partnership Units*	6	28	1	8		43
Scattered Sites	168	331	17	146		662
Townhouses	13	29	2	17		61
LIPH Total	2,061	1,552	117	1,118	9	4,857
Percent	42.43%	31.95%	2.41%	23.02%	0.19%	100%

Section 8 Program Participants

HCV Tenant-based**	2,072	2,296	88	605	15	5,076
HCV Project-based	516	322	22	112	16	988
S8 New Construction	105	30	3	7	0	145
S8 Mod Rehab	432	134	26	138	3	733
Section 8 Total	3,125	2,782	139	862	34	6,942
Percent	45.02%	40.07%	2.00%	12.42%	0.49%	100%

*Excludes six households whose race is unknown.

**Excludes households that have left SHA's jurisdiction (1,471 households, a.k.a port-outs) and those who live in SSHP and are counted in those tables (148 households), and includes households that have entered SHA's jurisdiction (419 households, a.k.a. port-ins).

SSHP Residents	White	African/ African American	Native American	Asian & Pacific Islander	Total
SSHP Total	714	106	8	127	955
Percent	74.76%	11.10%	0.84%	13.30%	100%

¹ Hispanic households included in their claimed race, e.g. White, African/African American, etc.

Total population by age group (minors, adults and elderly) as of 9/30/2004

Low-Income Public Housing Residents	Minors	Non-elderly Adults	Elderly Adults	Total Individuals	Elderly >70
Garden Communities	1,356	1,580	387	3,323	196
High-Rises	3	1,918	1,134	3,055	653
Mixed Income	28	59	3	90	2
Partnership Units	101	76	3	180	2
Scattered Sites	915	1,083	91	2,089	36
Townhouses	145	108	7	260	3
LIPH Total	2,548	4,824	1,625	8,997	892
Percent	28.32%	53.62%	18.06%	100%	9.91%
Section 8 Participants					
HCV Tenant-based*	5,304	5,887	1,110	12,301	615
HCV Project-based	522	998	179	1,699	61
Section 8 Mod Rehab	107	634	169	910	61
Section 8 New Construction	0	112	43	155	28
Section 8 Total	5,933	7,631	1,501	15,065	765
Percent	39.38%	50.65%	9.96%	100%	5.08%
SSHP Residents					
SSHP Total	0	126	950	1,076	758
Percent	0.00%	11.71%	88.29%	100%	70.45%

*Excludes port-outs and SSHP voucher holders.

People with disabilities as of 9/30/2004

Low-Income Public Housing Residents	Minor Disabled	Elderly Disabled	Non-Elderly Disabled	Total Disabled	Total Individuals
Garden Communities	11	260	205	476	3,323
High-Rises	2	1,476	571	2,049	3,055
Mixed Income	2	14	1	17	90
Partnership Units	6	160	38	204	2,089
Scattered Sites	1	7	1	9	180
Townhouses	1	13	3	17	260
LIPH Total	23	1,930	819	2,772	8,997
Percent	0.26%	21.45%	9.10%	30.81%	100%
Section 8 Participants					
HCV Tenant-based*	218	1,933	703	2,854	12,301
HCV Project-based	7	365	58	430	1,699
Section 8 New Construction	0	94	23	117	155
Section 8 Mod Rehab	2	326	124	452	910
Section 8 Total	227	2,718	908	3,853	15,065
Percent	1.51%	18.04%	6.03%	25.58%	100%
SSHP Residents					
SSHP Total	0	110	165	275	1,076
Percent	0.00%	10.22%	15.33%	25.56%	100%

*Excludes port outs and SSHP voucher holders.

Income distribution as a percent of median income

2004 Median Incomes Levels for the Seattle-Bellevue-Everett Area

Family Size	30% Median	50% Median	80% Median
Single Individual	\$16,350	\$27,250	\$40,250
Family of Two	\$18,700	\$31,150	\$46,000
Family of Three	\$21,050	\$35,050	\$51,750
Family of Four	\$23,350	\$38,950	\$57,500
Family of Five	\$25,250	\$42,050	\$62,100
Family of Six	\$27,100	\$45,200	\$66,700
Family of Seven	\$29,000	\$48,300	\$71,300
Family of Eight	\$30,850	\$51,400	\$75,900

Distribution of Households' Annual Income as of 9/30/2004.

Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low-Income Public Housing	4,263	476	97	20	4,856
HCV Tenant-Based*	4,420	594	58	4	5,076
HCV Project-Based	949	36	3	0	988
Section 8 Mod Rehab	713	16	4	0	733
Section 8 New Construction	130	13	2	0	145
Seattle Senior Housing Program	820	112	19	2	953
Total Households	11,295	1,247	183	26	12,751
Percent	88.58%	9.78%	1.44%	0.20%	100%

*Excludes port-outs and SSHP voucher holders.

Households served by unit size

Program	Year	0-Br	1-Br	2-Br	3-Br	4-Br	5+-Br	Total
Low-Income Public Housing	FY 1999	257	3,158	1,470	935	231	36	6,087
	FY 2000	196	3,004	1,287	824	211	27	5,549
	FY 2001	171	3,000	1,095	772	213	30	5,281
	FY 2002	173	2,847	900	692	212	31	4,855
	FY 2003	184	2,896	850	623	181	32	4,766
	FY 2004*	191	2,952	862	641	187	30	4,863
Housing Choice Voucher Tenant- and Project-Based Assistance	FY 1999	250	1,117	1,079	872	279	82	3,679
	FY 2000	247	1,195	1,132	877	328	106	3,885
	FY 2001	235	1,284	1,379	1,013	389	131	4,431
	FY 2002	300	1,489	1,507	1,103	395	145	4,939
	FY 2003	477	1,766	1,750	1,231	440	168	5,832
	FY 2004	617	1,772	1,766	1,289	461	159	6,064
Section 8 New Construction	FY 1999	10	141	0	0	0	0	151
	FY 2000	16	148	0	0	0	0	164
	FY 2001	17	148	0	0	0	0	165
	FY 2002	18	152	0	0	0	0	170
	FY 2003*	10	133	0	0	0	0	143
	FY 2004	11	134	0	0	0	0	145
Seattle Senior Housing Program	FY 1999	161	913	85	0	0	0	1,159
	FY 2000	138	881	89	0	0	0	1,108
	FY 2001	0	864	87	0	0	0	951
	FY 2002	0	840	85	0	0	0	925
	FY 2003	0	852	84	0	0	0	936
	FY 2004	0	866	89	0	0	0	955
Total	FY 1999	678	5,329	2,634	1,807	510	118	11,076
	FY 2000	597	5,228	2,508	1,701	539	133	10,706
	FY 2001	423	5,296	2,561	1,785	602	161	10,828
	FY 2002	491	5,328	2,492	1,795	607	176	10,889
	FY 2003	671	5,647	2,684	1,854	621	200	11,677
	FY 2004	819	5,724	2,717	1,930	648	189	12,027
Distribution of unit sizes	FY 1999	6.12%	48.11%	23.78%	16.31%	4.60%	1.07%	100%
	FY 2000	5.58%	48.83%	23.43%	15.89%	5.03%	1.24%	100%
	FY 2001	3.91%	48.91%	23.65%	16.49%	5.56%	1.49%	100%
	FY 2002	4.51%	48.93%	22.89%	16.48%	5.57%	1.62%	100%
	FY 2003	5.75%	48.36%	22.99%	15.88%	5.32%	1.71%	100%
	FY 2004	6.81%	47.59%	22.59%	16.05%	5.39%	1.57%	100%

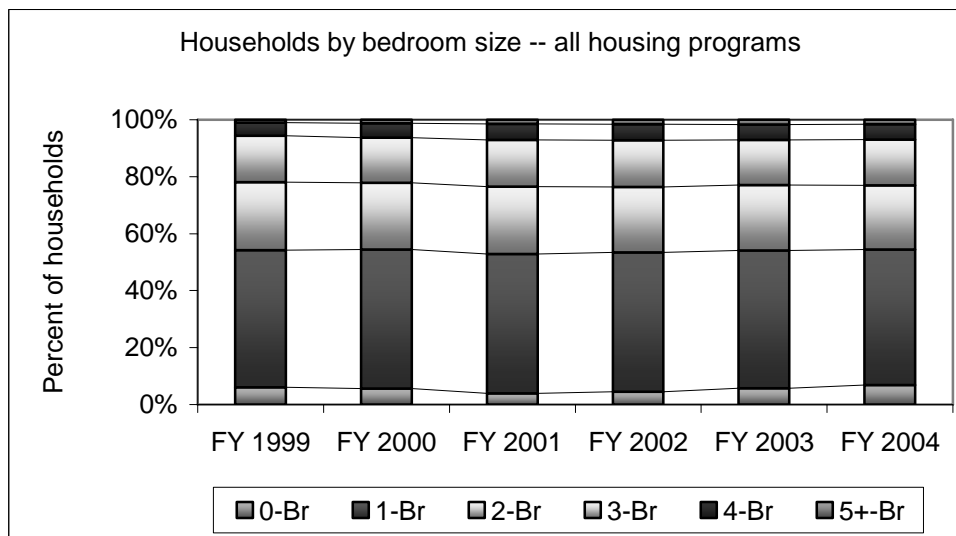
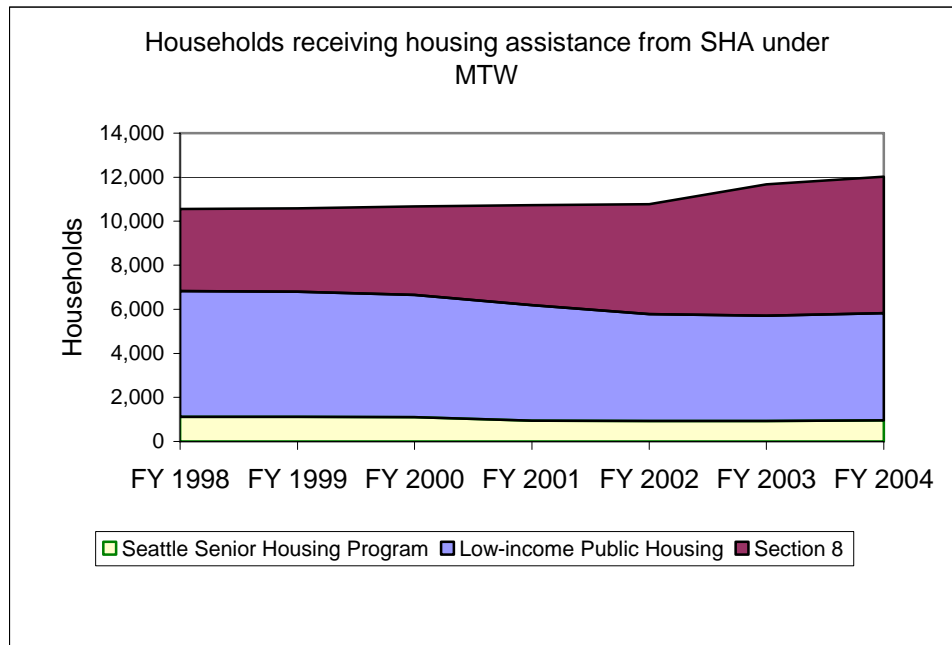
Notes: The Morrison is excluded from SSHP after FY 2001.

Housing Choice Vouchers excludes Mod Rehab units.

After FY 2002 Section 8 New Construction excludes Argonaut and Admiral House.

*Includes Meadowbrook View, although demographic information for these six households was unavailable.

Households assisted during MTW



Applicant demographics

Race of applicant head of household by bedroom size as of 9/30/2004

Low-Income Public Housing	White	African/ African American	Native American	Asian & Pacific Islander	Total
0/1 bedroom	1,115	789	73	424	2,401
2 bedroom	556	765	62	294	1,677
3 bedroom	231	352	25	216	824
4 bedroom	20	48	4	31	103
5 bedroom	5	17		5	27
LIPH Total	1,927	1,971	164	970	5,032
Percent	38.29%	39.17%	3.26%	19.28%	100%
Section 8					
0/1 bedroom	1,130	765	75	360	2,330
2 bedroom	421	660	48	249	1,378
3 bedroom	172	310	20	205	707
4 bedroom	27	60	3	36	126
5 bedroom	8	18	0	2	28
Section 8 Total	1,758	1,813	146	852	4,569
Percent	38.48%	39.68%	3.20%	18.65%	100%
Section 8 New Construction					
0/1 bedroom	201	180	16	31	428
2 bedroom		1			1
New Construction Total	201	181	16	31	429
Percent	46.85%	42.19%	3.73%	7.23%	100%
SSHHP					
0/1 bedroom	331	94	20	141	586
2 bedroom	22	3		8	33
SSHHP Total	353	97	20	149	619
Percent	57.03%	15.67%	3.23%	24.07%	100%
Hispanic households included in their claimed race, e.g. White, African/African American, etc.					

Income distribution as a percent of median income, 9/30/2004

Applicant Household Annual Incomes by Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low-Income Public Housing	4,632	351	46	5	5,034
Section 8 Tenant-Based	4,079	433	45	5	4,562
Section 8 New Construction	406	19	5	0	430
Seattle Senior Housing Program	544	53	15	1	613
Unique Households*	7,794	670	74	8	8,546
Percent	91.20%	7.84%	0.87%	0.09%	100%

*Since applicant households may appear on more than one wait list, the unique households row will not equal the total of the program rows.

APPENDIX B: FY 2004 EXPENDITURES BY LINE ITEM

The table below shows FY 2004 budget and expenditures by line item for the Consolidated MTW Budget and Other Programs.

Expenses	FY 2004 Budget	FY 2004 Expenditures
Consolidated MTW Budget		
Administration and General	\$15,957,118	\$15,418,190
Depreciation	8,628,187	7,429,428
Housing Assistance Payments	52,095,306	57,715,164
Utilities	3,999,293	3,786,636
Maintenance and Contracts	12,202,923	12,061,201
Capital and Development Projects	10,666,386	14,976,416
Capital Equipment	1,225,000	2,007,802
Total Expenses	\$104,774,213	\$113,394,837
Other Programs		
Administration and General	\$12,025,822	\$15,806,893
Housing Assistance Payments	15,748,785	17,563,818
Utilities	1,010,984	1,376,985
Maintenance and Contracts	3,011,860	5,109,344
Development and Capital Projects	7,800,450	24,795,227
Grants	928,485	1,248,465
Total Expenses	\$40,526,386	\$65,900,732

Note: Expenditures exceed budget due to spending of prior year Development and Capital projects grants for both the Consolidated MTW Budget and Other Programs.

APPENDIX C: FY 2006 CAPITAL ACTIVITIES AND 5-YEAR CAPITAL PLAN

This Appendix contains: preliminary building-specific details for homeWorks, the public housing high-rise renovation program; capital projects for SHA-owned properties by housing program; and a five-year capital plan for public housing and SSHP.

homeWorks Summary, 2005-2009

Community		Summary of Work Activities
Phase I Projects		
020	Ballard House	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Replace unit carpeting, kitchen counters, lighting and hardware.
033	Beacon Tower	Replace waterlines and boilers, roof sealant, repair and replace ventilation and emergency call systems. Rehabilitate elevators. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
027	Capitol Park	Replace windows, waterlines, and roof sealant, replace, repair and replace ventilation and emergency call systems. New exterior paint scheme, and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
022	Green Lake Plaza	Replace waterlines, boilers, roof sealant and intercom, repair and paint exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, lobby and hallways.
016	Harvard Court	Replace mailbox/parcel lockers, waterlines, intercom and roof sealant, repair and replace ventilation and emergency call systems and landscaping.
036	International Terrace	Replace waterlines, shower surrounds, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
028	Lictonwood	Replace waterlines, roof sealant and intercom, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
013	Olive Ridge	Reconfigure entry driveway and building entry, replace intercom and roof sealant, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
Queen Anne and Southeast Seattle Phase		
030	Barton Place	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room public restroom, lobby and hallways.
010	Center Park	Replace waterlines, fire sprinklers, roof sealant, emergency call system and intercom, repair exterior masonry, exterior lighting, repair and replace ventilation system. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Replace unit kitchen cabinets and appliances.

homeWorks Summary, 2005-2009

Community		Summary of Work Activities
014	Center West	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Replace unit breaker panels.
032	Olympic West	Replace waterlines, roof sealant and intercom, paint exterior, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
029	Queen Anne Heights	Replace waterlines, roof sealant and intercom, repair windows, paint exterior, rehabilitate elevator, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
046	Ross Manor	Replace intercom and roof sealant, repair and replace ventilation and emergency call systems, rehabilitate elevators. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
040	West Town View	Replace intercom, boilers and roof sealant, repair and replace ventilation and emergency call systems, rehabilitate elevators. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.

Northeast and West Seattle Phase

012	Cal-Mor Circle	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
026	Cedarvale House & Village	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
024	Jackson Park House & Village	Replace waterlines in and to building, roof sealant, boilers and intercom, repair exterior masonry, paint exterior, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restrooms, lobby and hallways. Add emergency stairwell lighting.
025	Lake City House	Replace waterlines, boilers, intercom, windows, roof sealant, repair exterior masonry, repair and replace ventilation and emergency call systems, rehabilitate elevators. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
011	Stewart Manor	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Carpet hallways.
035	University House	Replace waterlines, roof sealant and intercom, repair exterior masonry, replace repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
034	University West	Replace waterlines and roof sealant, repair exterior masonry, paint exterior, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.

FY 2006 Capital Projects for Public Housing

Community		Planned activities	Budget
015	Bell Tower	Paint and seal exterior; post-abatement floor replacement and other work; repair/replace rooftop ventilators	\$141,000
017	Denny Terrace	Resurface and restripe parking lot; replace ceiling tiles; replace light fixtures; repair hallways and 10 percent of units; restrain unit doors; repair roof on elevator penthouse; waterproof foundation on eastside; post-abatement floor replacement and other work	\$220,200
009	Jefferson Terrace	Replace water lines in boiler room; post-abatement floor replacement and other work	\$79,500
031	Tri-Court	Post-abatement work; landscape improvements	\$36,500
001	Yesler Terrace	Repair sidewalks, exteriors; landscaping	\$26,049
419	Longfellow Creek ¹	Resurface and restripe parking lot.	\$2,880
428	Wisteria Court ²	Replace nine decks; repaint and resurface stairwells; replace unit doors; repair or replace damaged and missing soffits.	\$29,177
	Various communities	Demolition and redevelopment	\$5,100,000
	Various communities	Planning and design work for Bell Tower, Jefferson Terrace, Denny Terrace	\$100,000
Scattered Sites		Work at specific properties includes: roof replacements or repairs; landscaping improvements; exterior painting and electrical work.	\$950,000
PHA Wide		Contingency	\$314,694
PHA Wide		Debt Service for homeWorks	\$2,200,000
PHA Wide		Construction salaries, benefits and administrative sundry expenses	\$615,000
PHA Wide		Wakefield building rent	\$200,000
PHA Wide		Capital program overhead costs	\$663,624
Total FY 2006 Public Housing Capital Budget			\$10,678,624

Notes:

¹ Total budget for this project is \$8,000. Because the community is a mix of public housing and non-public housing, the other \$5,120 will come from local housing funds.

² Total budget for this project is \$138,940. Because the community is a mix of public housing and non-public housing, the other \$109,763 will come from local housing funds.

FY 2006 Capital Projects For SSHP

Community		Planned activities	Budget
308	Bitter Lake Manor	Replace roof and intercom system.	\$85,850
307	Blakeley Manor	Replace fire alarm system.	\$5,300
321	Carroll Terrace	Paint interior common area walls; replace fire alarm system; replace all common area smoke detector heads.	\$19,810
303	Columbia Place	Replace common area smoke detector heads.	\$4,300
305	Fremont Place	Caulk expansion joints for stucco and power wash.	\$40,000
315	Ft. Lawton Place	Replace back flow pipe.	\$2,500
323	Gideon-Matthews Gardens	Replace fire alarm system.	\$5,600
311	Island View	Replace common area smoke detector heads.	\$3,000
326	Leschi House	Replace fire alarm system.	\$5,600
318	Olmsted Manor	Replace common area smoke detector heads.	\$2,000
317	Phinney Terrace	Resurface and restripe parking lot.	\$12,000
304	Pleasant Valley Plaza	Paint exterior.	\$58,500
313	Primeau Place	Replace intercom system.	\$13,000
312	Reunion House	Replace fire alarm system.	\$5,100
316	Schwabacher House	Replace common area carpet and fire alarm system.	\$36,857
302	South Park Manor	Replace common area carpet.	\$19,000
320	Sunrise Manor	Replace roof and fire alarm system.	\$93,700
301	Wildwood Glen	Replace roof.	\$18,500
306	Willis House	Replace fire alarm system and common area smoke detector heads.	\$7,500
	All buildings	Allowance for common area furnishings	\$15,000
	All buildings	Allowance for window seal repairs	\$20,000
Total FY 2006 SSHP Capital Projects			\$473,117

FY 2006 Other Capital Projects including Section 8 New Construction

Community	Planned activities	Budget
127 Bayview Tower	Redecorate community room and lobby.	\$12,900
201 127 th & Greenwood	Redesign courtyard.	\$7,500
219 Longfellow Creek ¹	Resurface and restripe parking lot.	\$5,120
228 Wisteria Court ²	Replace nine decks; repaint and resurface stairwells; replace unit doors; repair or replace damaged and missing soffits.	\$109,762
Total FY 2006 Other Capital Projects		\$135,282

Notes:

¹ Total budget for this project is \$8,000. Because the community is a mix of public housing and non-public housing, the other \$2,880 will come from LIPH capital subsidy.

² Total budget for this project is \$138,940. Because the community is a mix of public housing and non-public housing, the other \$29,177 will come from LIPH capital subsidy.

SHA Facilities	Planned activities	Budget
South Operations Facility	Add ACAM and surveillance cameras	\$22,766
PorchLight	Powerwash brick exterior	\$29,854
MLK Household Services Center	Add ACAM for main entrance and exterior door on east side of building.	\$15,000
Total FY 2006 Facilities Projects		\$67,620

Five-Year Capital Plan

Public Housing	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
High-rise projects	\$477,200	\$1,633,000	\$1,633,000	\$2,500,000	\$2,500,000
Exterior building renovations	-	-	-	-	-
Scattered site work	950,000	500,000	500,000	750,000	750,000
Yesler Terrace maintenance	26,049	50,000	50,000	50,000	50,000
Mixed-finance public housing repairs	32,057	50,000	50,000	50,000	50,000
Hazardous materials abatement	-	400,000	-	400,000	-
Yesler Terrace planning	-	1,500,000	1,500,000	2,500,000	-
Demolition	100,000	100,000	-	-	-
Redevelopment	5,000,000	2,500,000	2,500,000	-	2,500,000
Debt Service homeWorks	2,200,000	2,500,000	3,000,000	3,000,000	3,000,000
A & E design	100,000	100,000	50,000	50,000	50,000
Administration	815,000	840,000	865,200	892,200	918,950
Overhead	663,624	620,000	638,600	657,800	677,500
Contingency	314,693	-	-	-	-
Total Public Housing Capital	\$10,678,624	\$10,793,000	\$10,786,800	\$10,850,000	\$10,496,450

SSHP	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Site work	\$12,000	\$36,000	\$18,000	\$18,000	\$20,000
Roof replacement	175,850	93,000	46,000	48,000	60,000
Exterior painting	98,500	126,000	105,000	37,000	50,000
Window replacement	20,000	42,000	46,000	46,000	30,000
Other building structural	-	9,000	16,000	8,000	20,000
Common area improvements	149,267	185,000	165,000	165,000	150,000
Building mechanical	2,500	98,000	124,000	90,000	125,000
Unit work	-	68,000	72,000	76,000	125,000
Common area furnishings	15,000	-	-	-	-
Total SSHP Capital	\$473,117	\$657,000	\$592,000	\$488,000	\$580,000

APPENDIX D: VACANCY BY COMMUNITY

Comparison of FY 2003 and FY 2004 Vacancy Rates

Public Housing	Units	FY 2003 Vacancy Rates	FY 2004 Vacancy Rates
Ballard House	79	3.24%	0.65%
Barton Place	90	3.10%	1.72%
Beacon Tower	108	4.61%	1.45%
Bell Tower	119	3.27%	2.66%
Cal-Mor Circle	74	2.43%	4.50%
Capitol Park	125	3.50%	1.30%
Cedarvale House	118	1.56%	1.68%
Cedarvale Village	24	2.93%	3.93%
Center Park	136	2.93%	1.68%
Center West	91	2.58%	2.14%
Denny Terrace	221	3.48%	1.66%
Green Lake Plaza	130	1.96%	1.07%
Harvard Court	80	3.71%	1.41%
High Point	278	Redevelopment	2.68%
Holly Court	97	2.77%	1.72%
International Terrace	100	0.81%	1.28%
Jackson Park House	71	2.15%	2.51%
Jackson Park Village	41	5.95%	4.68%
Jefferson Terrace	299	3.77%	3.39%
Lake City House	115	3.13%	1.17%
Lictonwood	80	0.67%	0.87%
NewHolly	237	See Note	See Note
Olive Ridge	106	2.35%	1.85%
Olympic West	75	1.93%	2.77%
Queen Anne Heights	52	0.43%	0.91%
Rainier Vista	184	Redevelopment	0.73%
Ross Manor	100	2.20%	1.83%
Scattered Sites	789	5.95%	7.51%
Stewart Manor	74	2.91%	3.24%
Tri Court	87	0.89%	Rehab & Initial Lease Up
University House	101	0.71%	0.50%
University West	113	2.17%	0.84%
West Town View	58	0.72%	0.33%
Westwood Heights	130	Initial Lease Up	6.63%
Yesler Terrace	561	2.41%	1.97%
Vacancy Percentage		3.65%	2.87%

Notes:

NewHolly vacancies are measured by a different method and are therefore not included in this chart.

Tri-Court is excluded this year because of the initial lease-up post-rehabilitation; 62 of 87 units were leased at Tri-Court in FY 2004.

Other properties SHA manages	Units	FY 2003 Vacancy Rate	FY 2004 Vacancy Rate
Admiral House	15	2.68%	2.15%
Argonaut	8	0.00%	3.35%
Bay View Tower	100	3.01%	1.97%
Market House	51	2.26%	5.08%
Vacancy Percentage		2.56%	2.97%

SSHP	Units	FY 2003 Vacancy Rate	FY 2004 Vacancy Rate
23 communities	993	4.33%	1.81%

APPENDIX E: LISTING OF SUPPORTIVE SERVICES

This Appendix lists current community and supportive services programs funded in whole or in part by SHA and available to SHA residents and Housing Choice Voucher participants.

Program Title	Program Description	Communities	Partners
High-rises/SSHP buildings			
Case management	9,000 hours of case management for 1,235 adult residents	All high-rises & SSHP buildings	Aging & Disability Services
Mental health case management	125 case management clients, crisis response within 24 hours	28 high-rises & Bayview Tower	Community Psychiatric Clinic
Community-based resident activities	Community event planning, resident leadership development, community problem-solving assistance	All high-rises and SSHP buildings	SHA, community councils
Community policing	Community police officer assigned to SHA communities	High-rises	Seattle Police
Crime prevention	Community organizing and education to prevent crime	5 high-rises	Seattle Neighborhood Group
Special Technology Access Resource (STAR) Center	Accessible computer lab and training for people with disabilities	Center Park (open to general public)	Digital Promise
Westwood Heights Technology Center	Free computer training and access, targeted at seniors	Westwood Heights (open to gen. public)	Digital Promise
Lifetime Fitness Program	Elderly-focused physical fitness program	Westwood Heights (open to gen. public)	Senior Center West Seattle
Family communities - Youth programs			
After School/Summer Arts	Cultural arts program serving approximately 160 youth annually	Rainier Vista, Yesler Terrace	The Nature Consortium, possible second partner depending on outcome of RFP
Youth Tutoring	After-school/summer tutoring for 400 elementary to high-school youth annually	Rainier Vista, High Point, Yesler Terrace, Cedarvale, Jackson Park	Catholic Community Services
Teen/Youth Leadership and Skill Development	Advanced teen leadership and youth skill building, after school program for 36 younger youth	High Point	SafeFutures

Program Title	Program Description	Communities	Partners
Family communities - Adult/youth programs			
Community building	Events and activities to promote social networks, resident leadership development, community problem-solving, and partnership opportunities	Rainier Vista, High Point, NewHolly, Yesler Terrace, scattered sites	SHA and on-site service providers
Community-based resident activities	Varies	Yesler Terrace, Rainier Vista, NewHolly, High Point	Community Councils and other community groups
Community gardens - P-patch	Organizational and technical assistance for community gardens for 160 families	High Point, Rainier Vista, Yesler Terrace	Friends of P-patch
Community policing	Community police officers assigned to SHA communities	Rainier Vista, High Point, Yesler Terrace	Seattle Police
Crime prevention	Community organizing and education to prevent crime	High Point, Rainier Vista, Yesler Terrace	Seattle Neighborhood Group
Employment services	Job coaching, readiness and placement, job retention and wage progression services with about 120 placements annually	Rainier Vista, High Point and Yesler Terrace, North-end	SHA
High Point Career and Technology Center	Technology access and training for 100 adults and 150 youth	High Point	Seattle Public Schools, SafeFutures
Home ownership counseling and down payment assistance	Home ownership counseling for FSS clients and a few public housing residents. Up to 30 households may receive down payment assistance	Various	International District Housing Alliance, El Centro, Urban League, King County Housing Authority
New Citizenship Initiative	ESL/Citizenship program serving up to 600 residents per year with a goal of 150 passing the INS interview	Rainier Vista, High Point, Yesler Terrace	City of Seattle and various partners
Outreach/translation services	Outreach / translation services to approximately 240 unduplicated East African and SE Asian clients	High Point, Rainier Vista, Yesler Terrace	Horn of Africa, International District Housing Alliance and various providers
Rainier Vista Technology Network	Technology access and training for about 89 adults and 50 youth	Rainier Vista	Neighborhood House, Boys & Girls Club
Yesler Computer Lab Coordinator	Lab Coordinator for Yesler Terrace Technology lab which serves about 150 residents	Yesler Terrace	Parks & Recreation

APPENDIX F: REVISED PUBLIC HOUSING RENT POLICY

The following pages contain the text of Resolution 4785 and attachments amending the MTW rent policy for public housing.

RESOLUTION NO. 4785

RESOLUTION APPROVING AMENDMENTS TO THE MOVING TO NEW WAYS PUBLIC
HOUSING RENT POLICY

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) selected the Seattle Housing Authority (SHA) to participate in the Moving to new Ways (MTW) demonstration program to design and test new ways of providing housing assistance to low-income households to foster resident self-sufficiency and reduce the costs of administering housing programs; and

WHEREAS, in 1998, SHA and HUD entered into an MTW agreement that authorizes SHA to adopt and implement reasonable policies for setting rents for public housing, notwithstanding the U.S. Housing Act of 1937, provided certain specified conditions are met; and

WHEREAS, in June 2000 under the terms of the MTW agreement, the SHA Board of Commissioners adopted Resolution 4557, a comprehensive public housing rent policy to support resident self-sufficiency containing incentives to encourage public housing residents who can work to do so, and disincentives for households to remain on Temporary Assistance to Needy Families; and

WHEREAS, in the Fiscal Year 2005 MTW Annual Plan, the Board of Commissioners directed staff to propose revisions to the rent policy to enhance its effectiveness; and

WHEREAS, through annual evaluations of the performance of this rent policy against the original goals and a random telephone survey of 222 resident households, SHA has identified which of the original incentives and disincentives are most effective in encouraging resident employment; and

WHEREAS, staff developed amendments to the rent policy based on these evaluation results to emphasize effective elements of the rent policy and eliminate ineffective ones; and

WHEREAS, a public hearing on proposed changes to the rent policy was held on May 19, 2005 with approximately 75 residents in attendance; and

WHEREAS, the existing elements of the policy addressing hardship cases are not being changed; and

WHEREAS, the Board of Commissioners finds that the conditions specified in the MTW agreement for adopting and implementing a reasonable rent policy have been met:

NOW, THEREFORE, BE IT RESOLVED, by the Housing Authority of the City of Seattle:

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1. The Board of Commissioners adopts amendments to the public housing rent policy found in Attachment A. Existing provisions of the Policy and Procedures Manual that are not affected by the amendments in Attachment A shall remain in effect.
 2. The Board of Commissioners authorizes the Executive Director to develop procedures to implement the amended rent policy, including a reasonable transition period for residents who will experience an increase in rent as a result of the rent policy amendments.
 3. The Board of Commissioners approves the analysis of impact of the amended rent policy found in Attachment B.

ADOPTED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 20th day of June, 2005.

Attachment A to Resolution 4785

Scope

This policy shall apply to all residents receiving public housing assistance from SHA. Residents of SHA's mixed finance communities or public housing in mixed finance communities managed by non-profit partners will be subject to rent policies defined in those communities management plans and/or regulatory and operating agreements.

Existing provisions of the Policy and Procedures Manual that are not affected by the changes described below shall remain in force.

Rent Policy for Low-Income Public Housing

The MTW rent policy is intended to:

1. Help those with good prospects for economic self-sufficiency prepare for the conventional housing market.
2. Preserve an economic safety net.
3. Generate sufficient revenues for SHA to supplement federal subsidies.
4. Create revenue for self-sufficiency support services and budget skills training.
5. Reduce unnecessary administrative procedures.
6. Remove incentives for manipulation and fraud.
7. Be equitable, so that staff and service providers can support it and educate and motivate residents toward self-sufficiency.

Generally, public housing households shall pay 30 percent of adjusted income for rent and utilities at all times. A utility allowance shall be applied for tenant-paid utilities, as applicable to each housing unit.¹ The household shall pay SHA 30 percent of adjusted income less the utility allowance, called "net rent." Exceptions to the 30 percent of adjusted income calculation of rent:

- All households will pay at least a minimum rent established by SHA and adjusted annually for inflation by the Social Security Cost of Living Adjustment. The minimum rent shall not be less than \$50 per month.²
- The hardship exemption found in Policy and Procedures Manual Chapter L11.1-1 shall remain in effect.
- Households for whom the calculated net rent is greater than the SHA-established market rent for their units shall pay the market rent for 24 months. Thereafter, they shall be charged the full net rent.

¹ This resolution does not amend policies related to the calculation or application of utility allowances; all existing policies remain in effect.

² This does not represent a change in the policy, but rather declares SHA's intention to implement the annual increase for inflation on an ongoing basis.

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- If a household fails to comply with the annual recertification, SHA may remove the household's housing assistance until such time as the annual recertification is complete. The household will be required to pay the full market rent for the unit effective the first day of the month following removal of housing assistance. Housing assistance will be reinstated when the household completes the annual recertification, effective the first day of the month following completion of the certification. The household will be responsible for the full market rent for the period in which the market rent is in effect.
 - Households claiming zero income may be subject to a rent calculated on imputed income from TANF or Employment Security benefits until such time as the household can document that it is not eligible for such benefits.
 - SHA may provide rent incentives below 30 percent of adjusted income for studio units, or a reasonable premium charge above 30 percent of adjusted income for one-bedroom units in public housing high-rises with a mix of unit sizes to create an incentive for leasing less desirable units.

Several elements of the Moving To new Ways rent policy adopted in Resolution 4557 in June, 2000 shall be rescinded. Specifically:

- Households whose only income is from Temporary Assistance to Needy Families shall be charged 30 percent of their adjusted income for rent, rather than 25 percent of gross income. These households shall also receive a utility allowance.
- The 24-month Rent Ceilings of \$260 and \$390 for households with employment income shall no longer be available. Households currently paying one of these rent ceilings shall be given six months notice of this change.

Interim Recertifications

Public housing residents shall be required to report increases in household income of \$100 or more per month within 14 days from the effective date of the change, whether the increase is due to a change in household membership, gain of a new income source or change in amount of income from an existing source. Annual cost of living adjustments to fixed income sources such as Social Security, SSI, GAU or pensions shall be exempt from this reporting requirement.

Management shall initiate an interim recertification to recalculate the household's rent upon receiving a report of an increase in income. Generally, adjustments to the monthly rent will become effective the next full month from the date the change occurred. If the increase in rent is greater than 10 percent, a minimum of 60-days notice will be given pursuant to Seattle Landlord-Tenant Law.

If the reported change in income is due to a household member becoming employed after being without employment in the most recent six consecutive months, and the income increase is reported within 14 days from the date of start of employment, a 90-day notice of rent increase will be given.

If a household fails to report increases in income within 14 days as required, adjustments to the rent may be made retroactive to the effective date of the income increase when the increase is identified at the next annual or interim recertification.

Only the reported change in income and household composition shall be verified at the interim recertification. Acceptable verification may include resident-provided or third party verification. Resident-provided verification is deemed sufficient for a reported increase in income at an interim recertification, based on the low risk of false reporting when reporting at all will likely result in a rent increase, as well as the thorough third party verification that will occur at the next annual recertification with the possible retroactive charges for under-paid rent. Third party verification remains the preferred method when a household is reporting a decrease in income.

Determining Income

SHA may request a household's tax return for purposes of determining income and may request a credit report on the household at any time.

Low Income Public Housing Tenant Trust Account

Eligibility

Public housing households with income from employment exceeding \$15,000 per year will be eligible for a Tenant Trust Account, provided that the household meets existing eligibility criteria found in Policy and Procedures Manual Chapter L11.5-1, and 30 percent of the household's adjusted monthly income is less than the SHA-established Market Rent for the unit.

To establish a Tenant Trust Account, an eligible household must enroll by informing SHA of its interest.

Monthly Deposits

SHA will deposit into a Tenant Trust Account 30 percent of the rent paid by an enrolled household over a threshold amount that represents the average operating cost per public housing unit plus \$50. This threshold amount will be reviewed and adjusted annually. The minimum deposit will be \$15 and the maximum will be \$170. For eligible households whose rent is less than the threshold amount, the deposit will be \$10 per month. The household must meet all the eligibility criteria each month that a deposit is made.

The lifetime limit on Tenant Trust Account contributions will be \$10,000. Monthly deposits will cease when the lifetime limit has been reached.

Purpose and Use

While the household is living in public housing, the Tenant Trust Account may be used to enhance the household's self-sufficiency efforts to pay for an adult household member's expenses for career-related education to include tuition, equipment, class fees or books; or business start up expenses, based on a business plan reviewed and approved by a knowledgeable service provider or mentor.

The Tenant Trust Account may also be used for costs related to purchase of a home such as a down payment or closing costs.

A lifetime maximum of \$1,000 may be used by the household as an emergency fund.

When the household leaves public housing, in general, the TTA balance will revert to SHA unless it is used for home ownership. However, if the household leaves in good standing and has not used all or part of the \$1,000 available for emergencies, the balance of those funds may be used for documented moving expenses.

If a Tenant Trust Account is dormant for 24 months, meaning that no withdrawals or deposits are made, the balance reverts to SHA.

Attachment B to Resolution 4785: Impact Analysis

SHA's Moving To new Ways Agreement with HUD requires the Board of Commissioners to approve an analysis of the impact of the policy on current and applicant households, including an analysis of the severity of rent burden. This analysis looks at the impacts of the amendments to the rent policy in Resolution 4785, based on households in public housing as of mid-February, 2005.

Elimination of TANF rent

About 160 households currently pay 25 percent of their gross income for rent because their sole source of income is Temporary Assistance to Needy Families (TANF). Under the amended policy these households will pay 30 percent of their adjusted income for rent. About 75 percent of these residents will experience a decrease in rent of 40-50 percent. Most will pay the minimum rent, which may still be more than 30 percent of their adjusted income, but their rent burden will be substantially reduced. None of these households should experience a rent increase, unless their sources and amount of income have changed.

Elimination of Rent Ceilings of \$260 and \$390

About 400 households with income from employment currently pay either \$260 or \$390 in rent as a rent incentive for employment. The policy amendments will eliminate these two rent ceilings. These households will pay 30 percent of their adjusted income for rent, which will be higher than the rent they currently pay. The table below shows the distribution of households by the rent increase to which they will be subject.

Percent of Households	Percent increase in rent for households on \$260 or \$390 rent ceiling
16%	<10%
35%	10-50%
28%	50-100%
21%	> 100%

A few of these households may be eligible to pay the two-year market rent for their unit, reducing the impact of the rent increase.

To provide a reasonable transition period for those who will have a large rent increase, SHA will give six months notice to all the households in this group. Residents will also be able to come in for an interim recertification if they believe the rent increase is incorrect. Their current income will be evaluated and the rent set accordingly at 30 percent of adjusted income.

Expanding Tenant Trust Account Eligibility

Under the amended rent policy, the Tenant Trust Account is the primary incentive to encourage people to work. The revised Tenant Trust Account program doubles the number of eligible households to about 600-650.

Increasing Rent between Annual Reviews when Income Increases

Residents will be required to report income increases as they occur, and rent will be changed accordingly. This will not create a rent burden, as rent will be 30 percent of adjusted income. Residents who would experience a rent increase of 10 percent or more will be given 60 days notice, as required by local landlord tenant law. Residents whose increased income comes from new employment will be given 90 days notice, to provide them a period of extra income in their pockets to adjust to the expenses of working. This element of the amended policy will remove the incentive for residents to reduce their working hours or quit a job around the time of the annual review, effectively requiring that residents pay 30 percent of adjusted income at all times.

Imputed Income from TANF or Unemployment

Income from TANF or unemployment benefits will be imputed for households who report zero income and appear to be eligible for these benefits but have not applied. If the household can demonstrate that they are not eligible for the benefits, then the imputed income will be cancelled. This may create a rent burden for a short period of time while the household is in the application process. However, it is intended to encourage households to change their zero income status. This element of the policy is expected to impact very few households at any given time, as most zero income households are sufficiently motivated to change that situation on their own.

Annual Review Compliance

The provision of the amended policies that would allow SHA to charge market rent for households who fail to complete their annual review in a timely fashion may create a rent burden for a few households for a short period of time. Staff expect that most households will comply with the annual review requirements rather than facing the financial burden of market rent for even one month. This should be a more efficient and effective way of encouraging compliance than the current practice of issuing eviction notices for non-compliance.

Effect of the policy amendments on applicant households

Applicant households will pay 30 percent of adjusted income for rent upon leasing in public housing. The only exceptions to this will likely be:

- Applicants who would pay the minimum rent may experience some rent burden. The policy amendments in Resolution 4785 do not change this situation, however. About 250-300 households at any given time are paying the minimum rent in public housing. This may increase to about 400 with the elimination of the special rent formula for TANF households.
- If SHA chooses to distinguish rent amounts for studios and one-bedrooms in public housing highrises where leasing studios is difficult, an applicant may choose to pay more than 30 percent of adjusted income to lease a one-bedroom unit, but pay 30 percent or less for a studio unit. These rent concessions would only apply to new tenants; existing residents would not be affected.

APPENDIX G: REVISED HOUSING CHOICE VOUCHER RENT AND OCCUPANCY POLICY

The following pages contain the text of Resolution 4784 and attachment A amending the rent and occupancy policies for the Housing Choice Voucher program.

Resolution No. 4784

A RESOLUTION APPROVING POLICY CHANGES FOR SHA'S HOUSING CHOICE
VOUCHER PROGRAM

WHEREAS, The Seattle Housing Authority (SHA) has adopted as part of its strategic plan for 2005-2010 the goal of fully utilizing available Housing Choice Vouchers, by reducing the average per voucher cost to the level of funding received from HUD per voucher, in order to subsidize as many households as possible and honor all project-based commitments; and

WHEREAS, SHA currently is able to support only 90% of its Move to Work vouchers at current average costs and funding levels; and

WHEREAS, SHA has over 2,700 extremely low income households on its Section 8 waiting list, who have recently reconfirmed their interest in receiving a voucher from SHA; and

WHEREAS, SHA has identified a variety of strategies to reduce program costs, including lowering payment standards, increasing occupancy standards, conducting interim re-certifications to increase rent when family income goes up, and including more sources of income in the calculation of rent; and

WHEREAS, SHA has conducted an extensive community process over several months to solicit input on proposed cost reduction strategies, and has modified its proposals to respond to community concerns as much as possible and still accomplish its goal of maximizing available Housing Choice Vouchers to serve as many families as possible;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Seattle, as follows:

1. SHA shall adopt the following payment standards for the Housing Choice Voucher Program:

Studio	One- bedroom	Two- bedroom	Three- bedroom	Four- bedroom	Five- bedroom	Six- bedroom
\$642	\$762	\$917	\$1293	\$1550	\$1697	\$1952

2. SHA shall adopt the policies described in Attachment A to this Resolution, modifying the SHA Housing Choice Voucher Administrative Plan.

ADOPTED AND APPROVED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 20^h day of June, 2005.

Attachment A

**REVISIONS TO
SEATTLE HOUSING AUTHORITY HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN
JUNE 20, 2005**

I. Revisions to Chapter 7: SUBSIDY STANDARDS: Bedroom Size of Voucher, Additions to household [24 CFR 982.54(d) (9)]

HUD guidelines require that housing authorities establish subsidy standards for the determination of family unit size, and that such standards provide for a minimum commitment of subsidy while avoiding overcrowding.

This Chapter explains the subsidy standards that will be used to determine the voucher size (number of bedrooms subsidized) for various size families when they are issued an SHA voucher, as well as SHA's procedures when a family's size changes, or a family selects a unit size that is different from the voucher.

A. Determining Voucher Size [24 CFR 982.402]

SHA's subsidy standards for determining voucher size shall be applied in a manner consistent with Fair Housing requirements and guidelines.

For subsidy standards, an adult is a person 18 years old or older.

All standards in this section relate to the number of bedrooms on the voucher (level of subsidy), not the family's actual living arrangements.

The unit size on the voucher is determined by the family composition, regardless of the unit size rented.

SHA assigns 1 bedroom to 2 people within the following guidelines, and further imposes minimum occupancy standards outlined below.

1. Persons of different generations, persons of the opposite sex (other than spouses or co-heads), and unrelated adults (except for same-sex domestic partners) may have a separate bedroom, within the limitations of the minimum occupancy standards outlined below.
2. Foster children will be considered in determining unit size upon third-party verification of placement in the family. Families with foster children are subject to the same minimum occupancy standards as families without foster children. A family may not be able to accept a foster care placement if the foster agency requires the child to have its own bedroom and as a result the family would exceed the minimum occupancy standards described below.
3. Live-in aides will be provided a separate bedroom, if the presence of an overnight live-in

aide is medically necessary. No additional bedrooms are provided for the attendant's family. A maximum of one bedroom per family will be allocated for live-in aides, even if the family has more than one aide;

4. A single pregnant woman with no other family members shall be treated as a two-person family (eligible for a one-bedroom unit);
5. Single person families shall be allocated a studio voucher.
6. Full-time students who live away from home more than half the year are not included in household size for the purpose of determining subsidy levels.

OCCUPANCY STANDARDS

<u>Voucher Size</u>	<u>Persons in Household</u>	
	Minimum Number	Maximum Number
0 Bedroom	1	2
1 Bedroom	2	4
2 Bedrooms	3	6
3 Bedrooms	4	8
4 Bedrooms	6	10
5 Bedrooms	8	12
6 Bedrooms	10	14

B. Exceptions to Voucher Size Standards [24 CFR 982.403(a) & (b)]

Accommodation for a Person with Disabilities

SHA will grant an exception to voucher size standards as an accommodation for persons with disabilities, if subsidy for an additional bedroom is shown to be needed. Such requests shall be made in writing. Both the disability and the reasons for the additional bedroom related to the disability must be verified by a doctor or other medical professional or a licensed social service professional.

SHA Error

If SHA errs in the bedroom size designation, the family will be issued a voucher of the appropriate size at the next annual review.

Other exceptions

SHA may grant exceptions from the subsidy standards only if the family makes a written request for a larger voucher size that provides compelling reasons to prove that an exception is necessary. The need for an exception shall be supported by documentation from relevant qualified professionals (e.g., licensed medical or social service professionals, court or law enforcement officials). Before granting subsidy for additional bedrooms, SHA must find that an exception is necessary based upon the information provided by the family.

Additions to Household: subsidy increases only when maximum occupancy standards exceeded

The subsidy size for which a family qualifies at the time of its admission to SHA's Housing Choice Voucher program will not be increased until, and unless, its household size exceeds the maximum occupancy standards outlined above.

Additions to Household: Family must notify SHA (SHA approval not required; no subsidy change)

The family must inform SHA regarding new family member(s) within 10 days of the addition of the new member, for increases due to birth, adoption, or court-awarded custody. SHA does not need to approve such additions, but the subsidy will not increase unless the household size violates the maximum occupancy standards outlined above.

Other Additions to Household (no increase in subsidy)

SHA's approval is not required for additions to the household that result from marriage or domestic partnership, provided the landlord approves the addition, any prospective adult addition has an acceptable background check, and the verified income of the modified household, including the additional person, is such that the household continues to qualify for a voucher. The new adult added to the household must meet criminal history standards.

All other household additions require SHA's approval. Related adults may be added to a household only as a disability accommodation for the head of household or the head of household's dependent(s). SHA may consider the addition of related adults when the household can demonstrate that it is necessary and reasonable for them to provide medical/life activities care for the related adult(s). Example: A head of household demonstrates that her disabled, elderly mother needs to come and live with her, for reasons related to her disability.

If an adult who was previously on the household's lease leaves the household but wishes to return within two years of leaving, SHA will reinstate the adult to the household subject to an acceptable background check.

In all cases, the landlord must approve the addition, the prospective adult addition must have an acceptable background check, and the verified income of the modified household, including the additional person, must be such that the household continues to qualify for a voucher.

Under-housed and Over-housed Families

Families are required to notify SHA of all increases or decreases in household size within 10 days of the date of the increase or decrease.

If a unit does not meet Housing Quality Standards (HQS) standards cited below due to an increase in family size (making the unit too small), SHA will issue a new voucher of the appropriate size.

If a family becomes over-housed as the result of a decrease in household size, such that it no longer meets the minimum occupancy standards outlined above, SHA will reduce its subsidy to the appropriate voucher size at the family's next annual review following the reduction in household size.

SHA may make an exception as an accommodation for a person with a disability or for a family that has a member with a disability.

[New Sections D and E]

D. Implementing New Minimum Occupancy Standards, August 2005

In June 2005 SHA adopted the minimum occupancy standards outlined in Section A above. The new occupancy standards are effective as of July 1, 2005 for all new admissions to the program and all new port-ins.

The new occupancy standards shall apply to all families continuing on the program who submit requests to Move With Continued Assistance after August 1, 2005.

Families continuing on the program in their existing unit may maintain their current subsidy levels. The minimum occupancy standards will apply to them if they move to a new unit.

IV. Revisions to Chapter 5, SHA HOUSING CHOICE VOUCHERS PROJECT-BASED PROGRAM

Impact of lowered payment standards in tenant-based program on contract rent for project-based units

Owners of operating properties with project-based assistance shall continue to have the most recent payment standard in effect for their contract units before SHA lowers the payment standards in the tenant-based program.

M. Minimum Occupancy Requirements for Project-Based Properties

SHA shall make payments to owners based on assumed minimum occupancy for project-based units outlined below. These minimum occupancy standards are specific to the SHA Project-Based Program and do not apply to SHA's tenant-based program. If occupancy of a project-based unit drops below the minimum occupancy standard (e.g., drops to a one-person family in a two-bedroom unit) for longer than 90 days, SHA may reduce the Housing Assistance Payment for the unit to the amount appropriate for the size of the assisted family occupying the unit. The owner may require the family to pay the difference if the minimum occupancy requirement is spelled out in the family's lease.

<u>Voucher Size</u>	<u>Persons in Household</u>	
	<u>Minimum Number</u>	<u>Maximum Number</u>
0 Bedroom	1	2
1 Bedroom	1	4
2 Bedroom	2	6
3 Bedroom	3	8
4 Bedroom	4	10
5 Bedroom	6	12
6 Bedroom	8	14

III. Revisions to Chapter 8, TOTAL TENANT PAYMENT AND FAMILY SHARE

[New Section]

Q. Temporary Assistance to Needy Families (TANF) [SHA Move to Work Contract dated 1/1/1999]

Families whose reported income is below the applicable Temporary Assistance for Need Families (TANF) grant but who appear to be eligible for Temporary TANF are expected to apply for TANF assistance.

SHA shall notify a family whose income is below the TANF grant and who appears to be eligible for TANF but does not receive TANF benefits that they have 30 days to apply for TANF and provide documentation to SHA of eligibility or ineligibility for TANF benefits.

If the family provides documentation of ineligibility, SHA will not use any TANF grant in the calculation of rent, regardless of the reasons for ineligibility (whether due to sanctions or otherwise).

If a family provides documentation of eligibility, SHA shall use the TANF grant for which the family qualifies in the calculation of rent, whether the family chooses to participate in the TANF program or not.

If, at the end of the initial 30-day period, the family provides documentation that the eligibility for TANF is still under consideration by DSHS but no determination has been made due to reasons beyond the family's control, the family may have an additional 30 days to provide documentation of eligibility or ineligibility.

If at the end of the 2nd 30-day period the family still has not provided documentation of eligibility for TANF benefits, SHA shall use the grant amount for which the family is eligible in the calculation of rent, until such time as the family provides documentation of ineligibility for TANF benefits.

[Eliminates old Section Q, which describes policies for imputing income from TANF even if the Welfare Department has sanctioned TANF participants for non-compliance]

IV. Revisions to Chapter 12, HOUSING QUALITY STANDARDS

[New language in Section D]

Fines for missed inspections

SHA may charge a reasonable fine to a family who is not present at an annual inspection scheduled in accordance with this Plan.

SHA may charge up to the actual cost of an inspection to an owner who is not present for a properly scheduled initial inspection.

SHA may also charge the full cost of inspection to an owner whose unit is in abatement (described below) but who has requested an inspection in order to continue on the program.

V. Revisions to Chapter 14, RECERTIFICATIONS

Interim Re-Examination Policy

Effective October 1, 2005, for all income received after October 1, 2005, SHA shall conduct interim re-examinations to increase rent when families report an increase in income in the following cases:

1. Interim household additions;
2. An increase in income that is greater than \$100 per month; and
3. Written request for an increase from the family (example: FSS family who receives interim increase in family income wishes to increase their rent so that their FSS escrow will increase).

RESOLUTION NO. 4753

RESOLUTION APPROVING THE MOVING TO NEW WAYS
ANNUAL PLAN FOR FISCAL YEAR 2005

WHEREAS, the Department of Housing and Urban Development (HUD) has selected the Seattle Housing Authority (SHA) to participate in the Moving To Work Demonstration Program to design and test new ways of providing housing assistance and services to low-income households; and

WHEREAS, the Seattle Housing Authority has changed the name of this program to Moving To new Ways (MTW) to more accurately describe the intent of this demonstration opportunity; and

WHEREAS, as a participant in the MTW demonstration, SHA is required to develop an MTW Annual Plan for each fiscal year that outlines the annual budget and the activities that will be pursued that year; and

WHEREAS, the MTW Annual Plan for Fiscal Year 2005 (Plan) must be submitted to HUD by August 1, 2004, to enable SHA to fully use its MTW flexibility; and

WHEREAS, a public hearing on the Plan was held on June 15, 2004, and comments pertinent to the MTW Demonstration have been addressed in the Plan; and

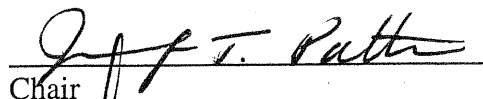
WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies with MTW agreement requirements must be included in the Plan:

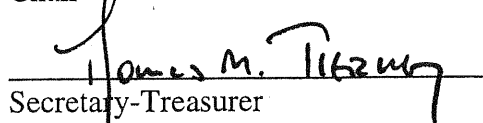
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Seattle Housing Authority as follows:

1. The Board of Commissioners approves the MTW Annual Plan for Fiscal Year 2005 and authorizes the Executive Director to complete the Plan document.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met and authorizes the Chair of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

ADOPTED by a majority of members of the Board of Commissioners and signed by me in open session in authentication of its passage this 19th day of July, 2004.

CERTIFIED BY:


Chair


Secretary-Treasurer

PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations

Acting on behalf of the Board of Commissioners of the Seattle Housing Authority (SHA), as its chair, I approve the submission of the MTW Annual Plan for the SHA fiscal year 2005 beginning October 1, 2004, hereinafter referred to as the FY 2005 Plan of which this document is a part, and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. SHA held a public hearing on June 15, 2004.
2. SHA will carry out the FY 2005 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
3. As the FY 2005 Plan anticipates modifications to SHA's site-based waiting list policy to be developed and adopted during FY 2005:
 - SHA will regularly submit required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including: basic information about available sites, and an estimate of the period of time the applicant would likely have to wait to be admitted to the units of different sizes and types at each site;
 - Adoption of site-based waiting lists will not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - SHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - SHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications as specified in 24 CFR Part 903.7.
4. SHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. SHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
6. SHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
7. SHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement regulations at 49 CFR Part 24 as applicable.
8. SHA will comply with 24 CFR 5.105(a).
9. SHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities, in accordance with 24 CFR Part 58.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

10. With respect to public housing, SHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
11. SHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
12. SHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
13. SHA will comply with the policies, guidelines and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
14. SHA will undertake activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by SHA and HUD and will utilize funds made available under the Capital Fund, Operating Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in this Plan.

Seattle Housing Authority
PHA Name

WA-001
PHA Number


SHA Board Chair

July 19, 2004
Date

RESOLUTION NO. 4746

RESOLUTION APPROVING SEATTLE HOUSING AUTHORITY
COMBINED OPERATING AND CAPITAL BUDGET
FOR FISCAL YEAR 2005

WHEREAS, the Board of Commissioners has reviewed the combined operating budget for the Seattle Housing Authority (SHA) as proposed by the Executive Director for Fiscal Year 2005, and believes the proposed expenditures are necessary for the efficient and economical operation of the Housing Authority for the purposes of housing low-income families;

WHEREAS, SHA has been designated to participate in HUD's Moving To Work (MTW) Demonstration Program;

WHEREAS, under the Moving To Work Program, SHA is allowed to pool housing choice vouchers, capital and Public Housing Operating Block Grants and to allocate resources;

WHEREAS, the operating revenue projections are consistent with SHA's Moving To Work funding calculation and the annual contributions contracts;

WHEREAS, the Board concurs with management's budget strategy to address reductions in federal support for SHA's housing programs; and

WHEREAS, this Fiscal Year 2005 Budget serves as a part of SHA's Moving To Work Plan.

NOW, THEREFORE, BE IT RESOLVED, that the FY 2005 combined Seattle Housing Authority operating and capital budget totaling \$134 million, before depreciation, be approved:

SHA Operating and Capital Expenditures:	FY 2005
Operating Budget	<u>Budget</u>
Choice-Based Payments/HAPS	\$48,465,816
Total Routine Operating Expense	<u>\$71,298,571</u>
Non routine Operating Equipment	\$119,764,387
Grant Expenditures	\$934,197
Capital	\$496,128
Total	<u>\$12,853,157</u>
	\$134,047,869

BE IT FURTHER RESOLVED, that the FY 2005 combined Seattle Housing Authority operating and capital budget incorporates the FY 2005 MTW plan and the FY 2005 MTW budgeted income and expenditures:

	MTW <u>General Fund</u>
MTW Income and Expenditures:	
Rent Income	\$9,670,185
Investment Income	102,766
Other Income	1,226,483
Housing Choice Voucher Block Grant	58,775,689
Operating Block Grant	12,881,845
Capital Block Grant	14,089,473
Contribution from Reserves	<u>1,133,661</u>
Total Revenues	\$97,880,102
Operating Expenditures (before depreciation)	31,499,613
Housing Assistance Payment Expenditures	54,741,819
Development and Capital Projects	\$10,704,473
Capital Equipment	<u>\$934,197</u>
Total Expenditures	\$97,880,102

In directing this action, the Commissioners certify that all proposed changes and expenditures will be consistent with the provisions of law, the Annual Contributions Contract, and the Moving To Work agreement, the Commissioners further certify:

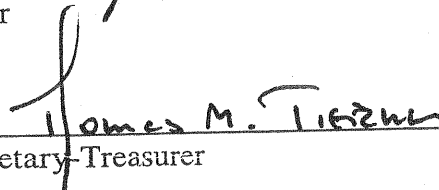
1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the Moving To Work agreement;

6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);
8. The PHA will comply with the requirements for access to records and audits;
9. The PHA will comply with the requirements for the reexamination of family income and composition as amended by the Moving To Work agreement under 24 CFR 960.259 and 990.113.

ADOPTED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 19th day of July, 2004.


Chair

CERTIFIED BY:


Secretary-Treasurer

RESOLUTION NO. 4739

RESOLUTION APPROVING THE
SEATTLE HOUSING AUTHORITY'S PUBLIC HOUSING FUNDING REQUEST FOR
FISCAL YEAR 2005

WHEREAS, the Board of Commissioners has reviewed the request for public housing program funding for the Seattle Housing Authority (SHA) as proposed by the Executive Director for Fiscal Year 2005, and believes the request is necessary for the efficient and economical operation of the Housing Authority for the purposes of housing low-income families; and

WHEREAS, the HUD Assistant Secretary of Public and Indian Housing has requested all housing authorities with fiscal years beginning October 1, 2004 to submit their request for public housing funding by May 14, 2004; and

WHEREAS, the requested funding is consistent with SHA's Moving To Work funding calculation and the annual contributions contracts; and

NOW, THEREFORE, BE IT RESOLVED that the FY 2005 funding request for the public housing program at the Seattle Housing Authority be as follows:

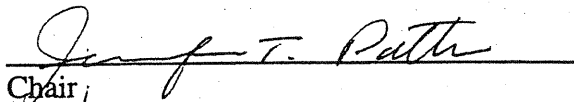
\$15,393,640

In directing this action, the Commissioners certify that all proposed changes and expenditures will be consistent with the provisions of law, the Annual Contributions Contract, and the Moving To Work agreement, the Commissioners further certify:

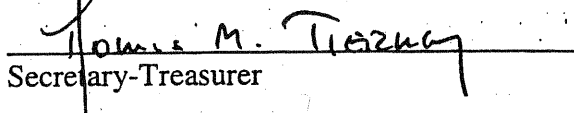
1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the Moving To Work agreement;
6. All proposed rental charges and expenditures will be consistent with provisions of law;

7. The PHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);
8. The PHA will comply with the requirements for the reexamination of family income and composition as amended by the Moving To Work agreement under 24 CFR 960.259 and 990.113;
9. The PHA will comply with the requirements for access to records and audits.

ADOPTED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 19th date of April, 2004.


Chair

CERTIFIED BY:


Secretary-Treasurer

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Seattle Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Thomas M. Tierney

Title
Executive Director

Signature

Date

7/19/2004

X

Thomas M. Tierney

**Certification for a Drug-Free Workplace
Sites For Work Performance**
**U.S Department of Housing and Urban
Development**

Applicant Name:

Seattle Housing Authority

Program/Activity Receiving Federal Grant Funding:

Moving to Work

ID Number	Community Name	Address	City	County	State	Zip Code
WA 1-001	Yesler Terrace	905 Yesler Way	Seattle	King	Washington	98104
WA 1-005	Yesler Terrace	905 Yesler Way	Seattle	King	Washington	98122
WA 1-006	Rainier Vista	4500 ML King Way S	Seattle	King	Washington	98108
WA 1-007	Holly Park	7002 - 32 nd Ave S	Seattle	King	Washington	98108
WA 1-007	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-008	High Point	3000 Graham St SW	Seattle	King	Washington	98126
WA 1-009	Jefferson Terrace	800 Jefferson St	Seattle	King	Washington	98104
WA 1-010	Center Park	2121 - 26 th Ave S	Seattle	King	Washington	98144
WA 1-011	Stewart Manor	6339 - 34 th Ave SW	Seattle	King	Washington	98126
WA 1-012	Cal-Mor Circle	6420 California Ave SW	Seattle	King	Washington	98136
WA 1-013	Olive Ridge	1700 - 17 th Ave	Seattle	King	Washington	98122
WA 1-014	Center West	533 - 3 rd Ave W	Seattle	King	Washington	98119
WA 1-015	Bell Tower	2215 - 1 st Ave	Seattle	King	Washington	98121
WA 1-016	Harvard Court	610 Harvard Ave E	Seattle	King	Washington	98102
WA 1-017	Denny Terrace	100 Melrose Ave E	Seattle	King	Washington	98102
WA 1-020	Ballard House	2445 NW 57 th	Seattle	King	Washington	98107
WA 1-022	Greenlake Plaza	505 NE 70 th St	Seattle	King	Washington	98115
WA 1-023	Westwood Heights	9455 - 27 th Ave SW	Seattle	King	Washington	98126
WA 1-024	Jackson Park House	14396 - 30 th Ave NE	Seattle	King	Washington	98125
WA 1-024	Jackson Park Village	14396 - 30 th Ave NE	Seattle	King	Washington	98125
WA 1-025	Lake City House	12546 - 33 rd Ave NE	Seattle	King	Washington	98125
WA 1-026	Cedarvale House	11050 - 8 th Ave NE	Seattle	King	Washington	98125
WA 1-026	Cedarvale Village	11050 - 8 th Ave NE	Seattle	King	Washington	98125
WA 1-027	Capitol Park	525 - 14 th Ave E	Seattle	King	Washington	98112
WA 1-028	Lickonwood	9009 Greenwood Ave N	Seattle	King	Washington	98103
WA 1-029	Queen Anne Heights	1212 Queen Anne Ave N	Seattle	King	Washington	98109
WA 1-030	Barton Place	9201 Rainier Ave S	Seattle	King	Washington	98118
WA 1-031	Tri-Court	720 N. 143 rd St	Seattle	King	Washington	98133
WA 1-032	Olympic West	110 W Olympic Place	Seattle	King	Washington	98119
WA 1-033	Beacon Tower	1311 S Massachusetts	Seattle	King	Washington	98144
WA 1-034	University West	4544 - 7 th Ave W	Seattle	King	Washington	98105
WA 1-035	University House	4700 - 12 th Ave NE	Seattle	King	Washington	98105
WA 1-036	International Terrace	202 - 6 th Ave S	Seattle	King	Washington	98104
WA 1-040	West Town View	1407 - 2 nd Ave W	Seattle	King	Washington	98119
WA 1-041	Holly Court	3804 S Myrtle St	Seattle	King	Washington	98118
WA 1-042	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-043	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-044	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-045	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-046	Ross Manor	1420 Western Ave	Seattle	King	Washington	98101
WA 1-047	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-048	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-049	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-050	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-051	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-053	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-056	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-060	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-061	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-066	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-067	Scattered Sites	Various	Seattle	King	Washington	Various
WA 1-071	Denice Hunt	620 N 85 th St	Seattle	King	Washington	98103
WA 1-072	Aki Kurose Phase I	11500 Stone Ave N	Seattle	King	Washington	98115
WA 1-073	NewHolly Phase I	7050 - 32 nd Ave S	Seattle	King	Washington	98108
WA 1-074	Aki Kurose, Phase II	11506 Stone Ave N.	Seattle	King	Washington	98115
WA 1-075	Westwood & Longfellow	9413 - 27 th Ave SW	Seattle	King	Washington	98126
WA 1-076	NewHolly Phase II	7050 - 32 nd Ave S	Seattle	King	Washington	98108
WA 1-077	Roxbury Townhomes	250 SW Roxbury St	Seattle	King	Washington	98106
WA 1-078	Meadowbrook View	11032 Lake City Way NE	Seattle	King	Washington	98108
WA 1-079	NewHolly Phase III	7050 - 32 nd Ave S	Seattle	King	Washington	98108

Certification for a Drug-Free Workplace Sites For Work Performance			U.S Department of Housing and Urban Development			
Applicant Name: Seattle Housing Authority						
Program/Activity Receiving Federal Grant Funding: Moving to Work						
ID Number	Community Name	Address	City	County	State	Zip Code
WA 1-080	Rainier Vista Phase I	4500 ML King Jr. Way S	Seattle	King	Washington	98108
WA 1-081	Longfellow Creek Apts.	5915 Delridge Way SW	Seattle	King	Washington	98106
WA 1-082	Wisteria Court Apts.	7544 - 24 th Ave SW	Seattle	King	Washington	98106
WA 1-083	High Point Phase I	3000 Graham St SW	Seattle	King	Washington	98126

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Seattle Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Thomas M. Tierney

Title

Executive Director

Signature

Thomas M. Tierney

Date (mm/dd/yyyy)

6/30/2004

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

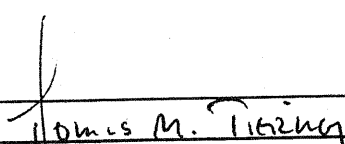
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Seattle Housing Authority 120 Sixth Avenue North, P.O. Box 19028 Seattle, Washington 98109 Congressional District, if known:	
6. Federal Department/Agency: HUD, Office of Public and Indian Housing	7. Federal Program Name/Description: Moving to Work, Capital Grant, Section 8, Public Housing CFDA Number, if applicable: _____	
8. Federal Action Number, if known: See box #10A	9. Award Amount, if known: \$ 92,090,992	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): WA001VOW018021 WA00170105S, WA00100105S W19P00150104, WA19R00150104	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Thomas M. Tierney</u> Print Name: <u>Thomas M. Tierney</u> Title: <u>Executive Director</u> Telephone No.: <u>(206) 615-3500</u> Date: <u>7/19/2004</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp.10/31/2004)

Section 1

a) Name and Address of Public Housing Agency Housing Authority of the City of Seattle - High Point 120 Sixth Avenue N. P.O. Box 19028 Seattle, WA 98109						b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
						c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units 318	e) Unit Months Available (UMAs) 3,816	f) Subject FYE 09/30/2005	g) ACC Number SF-151	h) Operating Fund Project Number W A 0 0 1 7 0 1 0 5 S			i) DUNS Number 01-019-8117

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	248.46	
02	Part A, Line 01 multiplied by .005	1.51	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	249.97	
07	Inflation factor	1.023	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	255.72	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	282.18	
12	Actual PUM cost of Independent Audit (IA) (Through FYE)		
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	537.90	
Part B. Dwelling Rental Income			
01	Total rent roll (as of / /)	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)÷ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) ÷ 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)		
Part C. Non-dwelling Income			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)		
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	537.90	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	2,052,626	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy	47,066	
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	258	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	258	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	6,450	
14	Other approved funding, not listed (Specify in Section 3)	17,240	
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	70,756	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	2,123,382	
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	2,123,382	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	(62,790)	
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	-62,790	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	2,060,592	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

Used Moving to Work calculation.
No Drug Elimination or Dire Emergency Utility reimbursement included because information not known.
Units = 715 less 397 Section 8 replacement vouchers.
Part A. Line 02. Used line 2 from prior year X 1.005
Part A. Line 11. Utility expense level based upon FY 98 HUD form 52722-A.
Part D. Line 06. Anti Drug/ESS - 11 units X 12 X \$356.56 (FY 2005 - AEL).
Part D. Line 14. Utility vacate - Based upon FY 98 actual X FY 99 to FY 05 inflation.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date: X <u>Thomas M. Tizney</u> <u>5/4/04</u>	Signature of Authorized Field Office Representative & Date: X
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Calculation of Allowable Utilities Expense Level

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 10/31/2004) Reproduction

PHA-Owned Rental Housing
Operating Fund

a) Public Housing Agency

b) Operating Fund Project Number

c) New Project Numbers

d) Fiscal Year Ending
Sept 30, 2005

f) Type of submission
☒ Original ☐ Revision No. ()

e) ACC Number
SF-151

g) Energy Performance Contract ☐
h) Utility Rate Incentive ☐

HOUSING AUTHORITY OF THE CITY OF SEATTLE
HIGH POINT

WA 001701055

Fuel (Specify type e.g. oil, coal, wood)

Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Steam	Oil	Flat Rates
	- 2 -	- 3 -	- 4 -	- 5 -	- 6 -	- 7 -	- 8 -	- 9 -
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.							
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	8,580	110,306	842,366				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	8,580	107,715	1,116,147				
04	Accumulated UMA and actual consumption of old projects (Sum of Lines 01, 02 and 03)	25,740	323,811	2,898,550				
05	Estimated Unit Months Available for old projects for Requested Budget Year	8,580						
06	Ratio of Unit Months Available for Old Projects (line 04 divided by line 05 of column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06)	8,580	107,937	966,183				
08	Estimated UMA and Consumption for New Projects							
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + 08) - Use form 52723 UMA for MTW	3,816	107,937	966,183				
10	Estimated cost of consumption on line 09 for Requested Budget Year (line 13 times line 09),	Costs	914,061	65,266				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	1,076,809						
12	Est PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by Line 09, col 3).	282.18						
13	Rate		8.46847 per cu ft	0.06755 per kw	per therm	per 1000 pounds	per barrel	
14	Unit of Consumption		Cubic Feet	kilowatts	therms	pounds	barrels	

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Section 1

a) Name and Address of Public Housing Agency						b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Housing Authority of the City of Seattle - Consolidated 120 Sixth Avenue N. P.O. Box 19028 Seattle, WA 98109						c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.									
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number			i) DUNS Number								
5,125	61,500	09/30/2005	SF-151	W	A	0	0	1	0	0	1	0	5	S	01-019-8117

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	108.25	
02	Part A, Line 01 multiplied by .005	1.27	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A (see instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	109.52	
07	Inflation factor	1.023	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	112.04	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	94.13	
12	Actual PUM cost of Independent Audit (IA) (Through FYE)		
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	206.17	
Part B. Dwelling Rental Income			
01	Total rent roll (as of / /)	\$	
02	Number of occupied units as of rent roll date		
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 ÷ Line 02)		
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05) ÷ 3)		
07	50/50 Income split ((Part B, Line 03 + Line 06) ÷ 2)		
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		
09	Rental income adjustment factor	1.	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		
11	Projected occupancy percentage from form HUD-52728	%	%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)		
Part C. Non-dwelling Income			
01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)		
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	206.17	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	12,679,455	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program	263,397	
04	Energy Add-On for loan amortization		
05	Unit reconfiguration	71,376	
06	Non-dwelling units approved for subsidy	46,394	
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	4,573	
10	Employee Units	26	
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	4,599	
13	Funding for Resident Participation (Part D, Line 12 x \$25)		114,975
14	Other approved funding, not listed (Specify in Section 3)		68,684
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)		564,826
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)		13,244,281
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))		13,244,281
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		88,767
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	()	()
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		88,767
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)		13,333,048
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	()	()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
----------	-------------	----------------------------------	-----------------------------------

Part H. Calculation of Adjustments for Subject Fiscal Year
This part is to be completed only after the subject fiscal year has ended

01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

Used Moving to Work calculation.
No Drug Elimination or Dire Emergency Utility reimbursement included because information not known.
Part A. Line 02. Used line 2 from prior year X 1.005
Part A. Line 11. Utility expense level based upon FY 98 HUD form 52722-A.
Part D. Line 03. Estimated ROSS Elderly/Disabled funding.
Part D. Line 05. Roxbury reconfiguration units 20 X 12 X \$297.40 (FY 05 AEL)
Part D. Line 06. Anti Drug/ESS units - 13 units X 12 X \$297.40 (FY 05 AEL)
Part D. Line 14. Utility vacates - Based upon FY 98 actual X FY 99 to FY 05 inflation.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date: X <i>Thomas M. Tierney</i> 5/4/04	Signature of Authorized Field Office Representative & Date: X
--	--

Calculation of Allowable Utilities Expense Level

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 10/31/2004) Reproduction

PHA-Owned Rental Housing

Operating Fund

a) Public Housing Agency

b) Operating Fund Project Number

c) New Project Numbers

d) Fiscal Year Ending
Sept. 30, 2005

e) Type of submission
☒ Original ☐ Revision No. ()

HOUSING AUTHORITY OF THE CITY OF SEATTLE
CONSOLIDATED

WA 001001055

WA 66, WA 67

f) ACC Number
SF-151

g) Energy Performance Contract ☐
h) Utility Rate Incentive ☐

Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g. oil, coal, wood)		
						Steam	Oil	Flat Rates
	- 2 -	- 3 -	- 4 -	- 5 -	- 6 -	- 7 -	- 8 -	- 9 -
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.							
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	63,105	452,232	20,162,234	115,584	14,677	209	
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	63,105	448,352	20,916,326	170,976	12,817	223	
04	Accumulated UMA and actual consumption of old projects (Sum of Lines 01, 02 and 03)	189,315	1,334,308	61,414,996	435,500	40,194	646	
05	Estimated Unit Months Available for old projects for Requested Budget Year	63,105						
06	Ratio of Unit Months Available for Old Projects (line 04 divided by line 05 of column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06)	63,105	444,769	20,471,665	145,167	13,398	215	
08	Estimated UMA and Consumption for New Projects	300	3,690	3,120			0	
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + 08) - Use form 52723 UMA for MTW	61,500	448,459	20,474,785	145,167	13,398	215	
10	Estimated cost of consumption on Line 09 for Requested Budget Year (line 13 times Line 09),	Costs	4,005,479	1,257,152	97,469	270,947	15,672	SWM only 142,343
11	Total estimated cost for Requested Budget Year (sum of all columns of Line 10),	5,789,062						
12	Est PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by Line 09, col 3),	94.13						
13	Rate		8,93165 per cu ft	0,06140 per kw	0,67143 per therm	20,22298 per 1000 pounds	72,89096 per barrel	Flat Rate
14	Unit of Consumption		Cubic Feet	kilowatts	therms	pounds	barrels	

Annual Statement / Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

HA Name

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 06/30/2005)

☒ Original Annual Statement
☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending _____

☐ Revised Annual Statement/Revision Number _____
☐ Final Performance and Evaluation Report

Comprehensive Grant Number
WA19P00150104

FFY of Grant Approval
2004

Line No.	Summary by Development Account	Original Total Estimated Cost	Revised ¹	Obligated Total Actual Cost ²	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$13,159,767			
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)		\$13,159,767		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Page ____ of ____

Previous edition is obsolete

form HUD-52837 (9/98)
Hous

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	PHA Wide - Fees, costs and expenses associated with Moving to Work activities.	1492	1 lot MTW Program	\$13,159,767				
	Agency/PHA Total			\$13,159,767				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Page ____ of ____

Previous edition is obsolete

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Signature of Executive Director	Date	Signature of Public Housing Director	Date
<i>James M. Fleming</i>	<i>7/24/2004</i>		

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
 To be completed for the Performance and Evaluation Report.

Page ____ of ____

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 ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report Comprehensive Grant Program (CGP) Part I: Summary

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 06/30/2005)

HA Name

Comprehensive Grant Number

FFY of Grant Approval

WA19R00150104

2004

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending _____

☐ Revised Annual Statement/Revision Number _____
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ² Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration		\$929,706		
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)		\$929,706		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

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Page ____ of ____

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rel Handbook 7485.3

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	PHA Wide - Fees, costs and expenses associated with Moving to Work activities.	1492	1 lot MTW Program	\$929,706				
	Agency/PHA Total			\$929,706				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Page ____ of ____

Previous edition is obsolete

form HUD-52837 (9/98)
ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
PHA Wide	36 months after			60 months after			
Capital	ACC amend-			ACC amend-			
Program	ment execution			ment execution			

Signature of Executive Director

Date

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Estimate of Total Required
Annual Contributions

Section 8 Housing Assistance
Payments Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp.06/30/2004)

Public reporting burden for this collection of information is estimated to average 1.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless that collection displays a valid OMB control number. Authority for this collection of information is the Housing and Community Development Act of 1987. Housing Agencies (HAs) required to maintain financial reports in accordance with accepted accounting standards too permit timely and effective audits. The financial records identify the amount of annual contributions that are received and disbursed by HAs. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Public Housing Agency (Name and Address) Housing Authority of the City of Seattle 120 Sixth Avenue North P.O.Box 19028 Seattle, WA 98109-1028		2. Project No. WA0001VOW018021		
		3. Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. 		
4. Annual Contributions Contract No. WA001VO	5. HUD Field Office Seattle, WA 98104	6. HUD Regional Office X	7. No. Dwelling Units 7,007	8. No. Units Months 82,262

9. Housing Program Type (Mark One)
☐ (a) New Construction ☐ (b) Substantial Rehabilitation ☐ (c) Moderate Rehabilitation ☐ (d) Existing Housing Certificates ☒ (e) Housing Vouchers

10. PHA Fiscal Year Ending Date (Mark one and complete year)
☐ (a) March 31, ☐ (b) June 30, ☒ (c) September 30, ☐ (d) December 31, YYYY **2005**

1. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total	HUD Approved (Housing Vouchers Only)		HUD Approved Total
	Housing Payments	PHA Fee		Housing Payments	PHA Fee	
11. Maximum Annual Contributions Commitment			\$61,741,744			
12. Prorata Maximum Annual Contributions Applicable to a Period in Excess of 12 Months	Reserve	Contrib.	\$866,135			
13. Maximum Annual Contributions for Fiscal Year (Line 11 plus Line 12)			\$62,607,879			
14. Project Account-Estimated or Actual Balance at Beginning of Requested Fiscal Year						
15. Total Annual Contributions Available—Estimated or Actual (Line 13 plus Line 14)			\$62,607,879			

II. Maximum Annual Contributions	PHA Estimate (Housing Vouchers Only)		PHA Estimate Total	HUD Approved (Housing Vouchers Only)		HUD Approved Total
	Housing Payments	PHA Fee		Housing Payments	PHA Fee	
16. Estimated Annual Housing Assistance Payments (form HUD-52672, Line 15)						
17. Estimated Ongoing Administrative Fee (form HUD-52672, Line 18)						
18. Estimated Hard-to-House Fee (form HUD-52672, Line 19)						
19. Estimated Independent Public Accountant Audit Costs						
20. Estimated Preliminary Administrative and General Expense (form HUD-52672, Lines 27 and 36)						
21. Carryover of Preliminary Administrative and General Expense not Expended in the Previous FY Ending ()						
22. Estimated Non-Expendable Equipment Expense (form HUD-52672, Line 32)						
23. Carryover of Non-Expendable Equipment Expense not Expended in the Previous FY Ending ()						
24. Total Annual Contributions Required—Requested Fiscal Year (Lines 16 through 23)			\$62,607,879			
25. Deficit at End of Current Fiscal Year—Estimated or Actual						
26. Total Annual Contributions Required (Line 24 plus Line 25)			\$62,607,879			
27. Estimated Project Account Balance at End of Requested Fiscal Year (Line 15 minus Line 26)						
28. Provision for Project Account Requested Fiscal Year Increase (decrease) (Line 27 minus Line 14)						
III. Annual Contributions Approved						
29. Total Annual Contributions Approved/Requested Fiscal Year (Line 26 plus increase, if any, on Line 28)			\$62,607,879			
30. Source of Total Contributions Approved/Requested Fiscal Year:						
(a) Requested Fiscal Year Maximum Annual Contributions Commitment (Line 13 or Line 29, whichever is smaller)						
(b) Project Account (Line 29 minus Line 30(a))						

Name of PHA Approving Official

Thomas M. Tierney

Signature

Title

Executive Director

Date (mm/dd/yyyy)

6/30/2004

Name of Approving HUD Field Office Official

Signature

Title

Date (mm/dd/yyyy)

Previous editions are obsolete
Submit an Original and 2 copies

Suggested Format for Requisition for Partial Payment of Annual Contributions Section 8 Housing Assistance Payments Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 06/30/2004)

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless that collection displays a valid OMB control number. Authority for this collection of information is the Housing and Community Development Act of 1987. Housing Agencies (HAs) required to maintain financial reports in accordance with accepted accounting standards too permit timely and effective audits. The financial records identify the amount of annual contributions that are received and disbursed by HAs. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Date of Requisition (mm/dd/yyyy) 06/29/2004		2. No. of Months in 1st FY 12		4. Public Housing Agency (HA) (Name and Address) Housing Authority of the City of Seattle 120 Sixth Avenue North P.O. Box 19028 Seattle, WA 98109-1028	
3. Project Number WA 0001 VO W 018 021					
5. Housing Program Type (Mark one) <input type="checkbox"/> (a) Moderate Rehabilitation <input checked="" type="checkbox"/> (c) Rental Vouchers <input type="checkbox"/> (b) Rental Certificates				6. HA Fiscal Year Ending Date (Mark one box and complete year) <input type="checkbox"/> March 31, <input type="checkbox"/> June 30, <input checked="" type="checkbox"/> September 30, <input type="checkbox"/> December 31, (YYYY) 2005	
7. Number of Units Under Lease to Eligible Families as of Date of Requisition		8. Average Monthly Housing Assistance Payment Per Unit as of Date of Requisition		9. Estimated Number of Units to be Under Lease at End of Requested Year	
				10. Unit Months Under Lease Year to Date	
				11. Average Monthly Housing Assistance Payment Per Unit Year to Date	

	Funds Required for Requested Year
12. Preliminary Administrative and General Expense	
13. Estimated Housing Assistance Payments (Account 4715)	
14. Estimated Ongoing Administrative Fee	
15. Estimated Hard-to-House Fee (Existing Housing Certificates and Housing Vouchers Only)	
16. Independent Public Accountant Audit Costs (Section 8 Only)	
17. Total Funds Required to End of Requested Year (Sum of Lines 12 through 16)	\$62,607,879
18. Payments Previously Approved for the Fiscal Year (applicable only to revised requisition)	
19. Adjustment to Requisition (Difference of Line 17 and Line 18. Do not use brackets)	
20. Total Payment Requirement For Requested Year (Line 18 plus or minus adjustment on Line 19 if revised requisition. Total must equal Line 17)	\$62,607,879

21. <input type="checkbox"/> Paid in Equal Installments (Original Requisition Only) <input checked="" type="checkbox"/> Paid in Unequal Installments						
22. Installment	1	2	3	4	5	6
HA Total	\$5,145,145	\$5,145,145	\$5,145,145	\$5,145,145	\$5,145,145	\$5,145,145
HUD Revision						
Installment	7	8	9	10	11	12
HA Total	\$6,011,280	\$5,145,145	\$5,145,145	\$5,145,145	\$5,145,145	\$5,145,149
HUD Revision						
23a. Total (HA) \$ 62,607,879		23b. Total (HUD) \$		24. Revised Monthly Installments Begin Month Of:		

I Certify that (1) housing assistance payments have been or will be made only in accordance with Housing Assistance Payments Contracts or Housing Voucher contracts in the form prescribed by HUD and in accordance with HUD regulations and requirements; (2) units have been inspected by the HA in accordance with HUD regulations and requirements; and (3) this requisition for annual contributions has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Title of Authorized HA Official Executive Director		Title of Authorized HUD Approving Official	
Signature James M. Tillery	Date (mm/dd/yyyy) 6/30/04	Signature	Date (mm/dd/yyyy)

Previous editions are obsolete

form HUD-52663 (9/94)
ref Handbook 7420.7